

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 EDWARDS CRESCENT, WENDOUREE, VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$350,000 to \$370,000

Median sale price

Median price

\$249,475

House

X

Unit


Suburb

WENDOUREE

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 NEWMAN CRT, WENDOUREE, VIC 3355	*\$375,000	12/10/2017
55 GRANDVIEW GR, WENDOUREE, VIC 3355	*\$350,000	11/09/2017
3 BOGART DR, WENDOUREE, VIC 3355	\$395,000	09/05/2017