

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

6 Bogart Drive, Wendouree 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$499,000 & \$548,900

### Median sale price

Median price

\$360,000

Property type

House

Suburb

Wendouree

Period - From

01/03/2020

to

28/02/2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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
4 Bogart Drive, Wendouree 3355	\$510,000	17/02/2021
6 Spielberg Court, Wendouree 3355	\$499,000	17/11/2020
57 Rowan Parade, Wendouree 3355	\$510,000	05/02/2021

This Statement of Information was prepared on: 17/03/2021