# 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 or locality and postcode

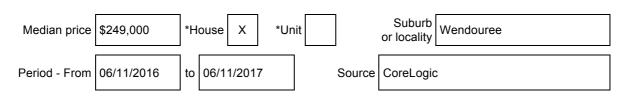
1 Sidbury Avenue, Wendouree 3355

## Indicative selling price

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

Single price \$\* or range between \$330,000 & \$350,000

#### Median sale price



#### Comparable property sales

**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
81 Grandview Grove, Wendouree 3355	\$340,000	22/05/2017
23 Marie Crescent, Wendouree 3355	\$379,000	09/06/2017
55 Grandview Grove, Wendouree 3355	\$350,000	11/09/2017

