

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$330,000

&

\$350,000

### Median sale price

Median price

\$249,000

\*House

X

\*Unit

Suburb  
or locality

Wendouree

Period - From

06/11/2016

to

06/11/2017

Source

CoreLogic

### 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