

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

51 Marie Crescent Wendouree VIC 3355

Indicative selling price

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

Single price \$* or range between \$490,000 & \$530,000

Median sale price

Median price \$470,000 Property type House Suburb Wendouree

Period - From 01.09.2021 to 31.08.2022 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
9 Marie Crescent Wendouree VIC 3355	\$535,000	30.06.2022
301 Forest Street Wendouree VIC 3355	\$552,000	07.06.2022
25 Head Street Wendouree VIC 3355	\$548,000	29.06.2022

This Statement of Information was prepared on: 31/10/2022