

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

397 Forest Street, Wendouree, VIC 3355

Indicative selling price

\$ 350,000 - \$375,000

Range between

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

Median sale price

Median price
\$ 310,500

House

*Delete house or unit as applicable

Suburb
WENDOUREE

Period
10/08/2018 - 06/02/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**1118 NORMAN STREET
WENDOUREE**

3 **1** **2**

Normal Sale \$385,000
Date Sold 17/10/2018
Land 604 sqm



**1 FISHER STREET
WENDOUREE**

3 **2** **2**

Normal Sale \$361,500
Date Sold 26/11/2018
Land 671 sqm



**26 SHELLEY STREET
WENDOUREE**

3 **1** **4**

Normal Sale \$341,000
Date Sold 20/11/2018
Land 676 sqm