

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

41 Lake Street, Wendouree 3355

Indicative selling price

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

Single price

\$*

or range between

\$410,000

&

\$425,000

Median sale price

Median price

\$261,500

*House

X

*Unit

Suburb
or locality

Wendouree

Period - From

01/10/2017

to

31/12/2017

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
6 Avoca Court, Alfredton 3350	\$415,000	05/12/2017
62 Vale Street, Alfredton 3350	\$410,000	29/01/2018
8 Moseley Street, Alfredton 3350	\$408,000	01/12/2017