

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

23 Park Street, Wendouree 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 \$449,000 & \$455,000

Median sale price

Median price \$355,125 Property type House Suburb Wendouree

Period - From 01/03/2020 to 28/02/2021 Source Corelogic

Comparable property sales (*Delete A or B below as applicable)

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
258A Forest Street, Wendouree 3355	\$475,000	22/09/2020
2 El Ramleh Avenue, Wendouree 3355	\$445,000	05/05/2020
3 Huntington Street, Wendouree 3355	\$455,000	03/05/2021

This Statement of Information was prepared on: 29/10/2021