

# 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

17 Eustace Street, 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

\$320,000

&

\$340,000

### Median sale price

Median price

\$280,000

\*House

X

\*Unit

Suburb  
or locality

Wendouree

Period - From

06/08/2017

to

06/08/2018

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
4 Baldwin Street, Wendouree 3355	\$323,500	22/05/2018
23 Conniston Street, Wendouree 3355	\$350,000	13/06/2018
8 Rotherwood Street, Wendouree 3355	\$368,000	02/06/2018