

# 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 8 Daphne Street, Wendouree Vic 3355

### Indicative selling price

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

Single price \$290,000

or range between \$

&

\$

### Median sale price

Median price \$475,550

Property type House

Suburb Wendouree

Period - From 01/02/2022

to

31/01/2023

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
1229 Norman Street, Wendouree Vic 3355	\$285,000	27/07/2022
60 Primrose Street, Wendouree Vic 3355	\$290,000	09/11/2021
57 Wattle Avenue, Wendouree Vic 3355	\$315,000	23/01/2023

This Statement of Information was prepared on: 20.04.2023