

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

1066 Norman Street, Wendouree, VIC 3355

### Indicative selling price

\$ 305,000 - \$320,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 320,000

House

\*Delete house or unit as applicable

Suburb  
WENDOUREE

Period  
13/12/2017 - 13/06/2019

Source  
Price Finder

### Comparable property sales

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



38 LAKE STREET  
WENDOUREE

3 1 2

Normal Sale \$295,000  
Date Sold 08/02/2018  
Land 577 sqm



38 WEBBCONA PARADE  
WENDOUREE

3 1 6

Normal Sale \$325,000  
Date Sold 07/03/2019  
Land 557 sqm



108 GRANDVIEW GROVE  
WENDOUREE

3 1 4

Normal Sale \$340,000  
Date Sold 18/07/2018  
Land 679 sqm