

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 ASTER STREET, WENDOUREE, VIC 3355** 3 - -

### Indicative Selling Price

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

Price Range:

## MEDIAN SALE PRICE



**WENDOUREE, VIC, 3355**

Suburb Median Sale Price (House)

**\$248,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**1155 GREVILLEA RD, WENDOUREE, VIC 3355** 3 1 2

Sale Price

**\*\$250,000**

Sale Date: 13/10/2017

Distance from Property: 466m



**81 MARIGOLD ST, WENDOUREE, VIC 3355** 3 1 2

Sale Price

**\$218,575**

Sale Date: 14/09/2017

Distance from Property: 432m



**23 HUNTINGTON ST, WENDOUREE, VIC 3355** 3 1 2

Sale Price

**\*\$285,000**

Sale Date: 31/08/2017

Distance from Property: 678m



This report has been compiled on 27/10/2017 by Geoff Sewell Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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 and  
postcode

8 ASTER 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)

Price Range:

#### Median sale price

Median price

\$248,000

House

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Unit

Suburb

WENDOUREE

Period

01 October 2016 to 30 September 2017

Source



#### Comparable property sales

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
1155 GREVILLEA RD, WENDOUREE, VIC 3355	*\$250,000	13/10/2017
81 MARIGOLD ST, WENDOUREE, VIC 3355	\$218,575	14/09/2017
23 HUNTINGTON ST, WENDOUREE, VIC 3355	*\$285,000	31/08/2017