

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

20 Cedric Street, Wendouree, VIC 3355

Indicative selling price

\$ 395,000 - \$425,000

Range between

For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median price
\$ 320,000

House

*Delete house or unit as applicable

Suburb
WENDOUREE

Period
09/11/2017 - 09/05/2019

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



8 ROWAN PARADE
WENDOUREE

3 2 2

Normal Sale \$366,500
Date Sold 02/12/2017
Land 832 sqm



1040 GREVILLEA ROAD
WENDOUREE

4 3 3

Normal Sale \$415,000
Date Sold 09/05/2018
Land 667 sqm



16 SYMONS STREET
WENDOUREE

4 3 3

Normal Sale \$465,000
Date Sold 22/10/2018
Land 806 sqm