

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

12 Lincoln Street, Wendouree, VIC 3355

Indicative selling price

\$ 335,000 - \$355,000

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
13/10/2018 - 11/04/2019

Source
Price Finder

Comparable property sales

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



20 HALBERT STREET
WENDOUREE

3 2 1

Normal Sale \$345,000
Date Sold 08/12/2018
Land 668 sqm



38 CARPENTER STREET
WENDOUREE

3 1 4

Normal Sale \$350,000
Date Sold 28/02/2019
Land 654 sqm



3 EALING AVENUE
WENDOUREE

3 1 2

Agents Advice - Sale *\$357,500
Date Sold 26/03/2019
Land 657 sqm