

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 or
locality and postcode

37 Browns Parade, Wendouree 3355

Indicative selling price

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

Single price \$295,000

or range between \$*

&

\$*

Median sale price

Median price \$249,000

*House

X

*Unit

Suburb
or locality

Wendouree

Period - From 25/09/16

to 25/09/17

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
11 Ercil Street, Wendouree 3355	\$290,000	02/11/2017
49 Grandview Grove, Wendouree 3355	\$280,000	12/08/2017
16 Essex Street, Wendouree 3355	\$298,000	28/11/2017