

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

5/607 Creswick Road, Wendouree, VIC 3355

### Indicative selling price

Single Price or Range between

**\$180,000 - \$195,000**

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

### Median sale price

Median Price

**\$240,000**

Property Type

**Unit**

Suburb

**WENDOUREE**

Period From

**05/05/2018**

Period To

**05/11/2019**

Source

**Core Logic**

### 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



**3/1162 GREVILLEA ROAD  
WENDOUREE**

1 1 1

Price \$188,000

Date of Sale 07/10/2019

Land 79 sqm



**622A TRESS STREET  
GOLDEN POINT**

1 1 1

Price \$168,000

Date of Sale 22/07/2019

Land 258 sqm



**7/1110 GREGORY STREET  
LAKE WENDOUREE**

1 1 1

Price \$211,000

Date of Sale 05/06/2019

Land 65 sqm