

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 34 Montgomery Street Wendouree

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$340,000 & \$360,000

Median sale price

Median price: \$330,000 House Suburb: Wendouree
Period - From: 01/07/2018 to 30/09/2018 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



18 Mathilda St WENDOUREE

3 2 2

Designed for easy living, this low maintenance residence boasts comfort and style that will capture all purchasers whether it be

Sold by Private Sale \$330,000
Date Sold 19/03/2018
Land 651 SqM



12 Lincoln St WENDOUREE

3 1 2

Another magnificent Bryan and Peterson home build. Ideal location for the retiree, investor or first home buyer which is

Sold by Private Sale \$350,000
Date Sold 13/02/2018
Land 583 SqM



6 Newman Ct WENDOUREE

3 2 2

Situated in the prestigious 'drive in estate' is this beautifully designed home with a real emphasis on family living and

Sold by Private Sale \$375,000
Date Sold 12/10/2017
Land 768 SqM