

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

60A Primrose Street, Wendouree 3355

Indicative selling price

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

Single price \$75,000

or range between \$*

&

\$

Median sale price

Median price \$143,475

*House

*Unit

Suburb
or locality

Wendouree

Period - From 01/05/2018

to 30/04/2019

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
100 Giot Drive, Wendouree 3355	\$98,950	16/01/2019
68 Giot Drive, Wendouree 3355	\$89,500	12/12/2018
21 Iris Drive, Wendouree 3355	\$117,000	01/10/2018