



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**18 Ivanhoe Street,  
WENDOUREE 3355**

### Indicative selling price

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

**Range \$225,000 - \$245,000**

### Median sale price

Median **House** for **WENDOUREE** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$249,000**

### Comparable property sales

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

**9 Malmesbury Street,**  
Wendouree 3355

**Price \$215,000** Sold 13  
November 2017

**7 Phillip Street,**  
Wendouree 3355

**Price \$225,000** Sold 30  
October 2017

**4 Ivanhoe Street,**  
Wendouree 3355

**Price \$225,000** Sold 23 May  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents



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