

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

57 Pauls Crescent, Wendouree, VIC 3355

### Indicative selling price

\$ 310,000 - \$340,000

Range between

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

### Median sale price

Median price  
\$ 320,000

House

\*Delete house or unit as applicable

Suburb  
WENDOUREE

Period  
09/11/2017 - 09/05/2019

Source  
Price Finder

### 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



1006 GREVILLEA ROAD  
WENDOUREE

3 1 2

Normal Sale \$320,000  
Date Sold 08/08/2018  
Land 647 sqm



20 MARILYN STREET  
WENDOUREE

3 1 2

Normal Sale \$330,000  
Date Sold 19/06/2018  
Land 725 sqm



9 CONAN STREET  
WENDOUREE

3 1 2

Normal Sale \$320,000  
Date Sold 22/10/2018  
Land 725 sqm