

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

19 Magnolia Street, Wendouree, VIC 3355

Indicative selling price

\$195,000 - \$210,000

Range between

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

Median sale price

Median price
\$ 320,000

House

*Delete house or unit as applicable

Suburb
WENDOUREE

Period
16/11/2017 - 16/05/2019

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



2/2 LANGHAM ROAD
WENDOUREE

2 1 1

Normal Sale \$218,000
Date Sold 27/11/2017
Land 250 sqm



2/15 VERBENA GROVE
WENDOUREE

3 2 1

Normal Sale \$197,500
Date Sold 22/01/2018
Land 275 sqm



1/68 WATTLE AVENUE
WENDOUREE

2 1 1

Agents Advice - Sale *\$205,000
Date Sold 28/03/2019
Land 190 sqm