buxton

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

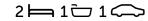
Comparable property sales

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

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





2/15 VERBENA GROVE WENDOUREE

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





1/68 WATTLE AVENUE WENDOUREE

Agents Advice - Sale *\$205,000 Date Sold 28/03/2019 Land 190 sgm 2 **=** 1 **=** 1 **=**