

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

2/2 Langham Road, Wendouree 3355

Indicative selling price

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

Single price

\$*

or range between

\$220,000

&

\$230,000

Median sale price

Median price

\$249,475

*House

*Unit

X

Suburb
or locality

Wendouree

Period - From

23/10/2016

to

23/10/2017

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
1230 Grevilla Road, Wendouree 3355	\$215,000	24/05/2017
4 Ivanhoe Street, Wendouree 3355	\$225,000	23/05/2017
3/395 Forest Street, Wendouree 3355	\$244,950	09/05/2017