

# 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

21 Iris Avenue, Wendouree, VIC 3355

### Indicative selling price

Single Price or Range between

\$375,000 - \$395,000

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

### Median sale price

Median Price

\$327,000

Property Type

House

Suburb

WENDOUREE

Period From

26/03/2018

Period To

26/09/2019

Source

Core Logic

### 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



**41 BROWNS PARADE  
WENDOUREE**

3 1 4

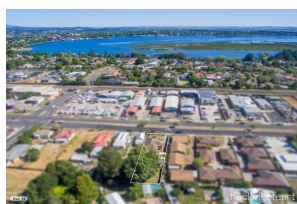
Price \$380,000  
Date of Sale 05/04/2019  
Land 605 sqm



**34 LAKE STREET  
WENDOUREE**

3 2 2

Price \$372,500  
Date of Sale 01/04/2019  
Land 672 sqm



**1012 HOWITT STREET  
WENDOUREE**

3 1 1

Price \$405,000  
Date of Sale 21/02/2019  
Land 840 sqm