

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Brighton Court Wendouree VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$395,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$345,888

Property type

House

Suburb

Wendouree

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

10 Essex Street Wendouree VIC 3355	\$498,500	05-Aug-20
842 Howitt Street Wendouree VIC 3355	\$322,000	16-Jun-20
201B Burnbank Street Lake Wendouree VIC 3350	\$485,000	29-Sep-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 November 2020

McGrath

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10 Essex Street Wendouree VIC 3355

3 2 2

Sold Price

\$498,500

Sold Date **05-Aug-20**

Distance

0.18km



842 Howitt Street Wendouree VIC 3355

4 1 2

Sold Price

\$322,000

Sold Date **16-Jun-20**

Distance

0.26km



201B Burnbank Street Lake Wendouree VIC 3350

3 2 1

Sold Price

\$485,000

Sold Date **29-Sep-20**

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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