

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 or locality and postcode 62 Marie Crescent, 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 \$370,000

or range between \$

&

\$

Median sale price

Median price \$330,000

Property type House

Suburb Wendouree

Period - From 01/02/19

to

31/01/20

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
30 Rozel Avenue, Wendouree Vic 3355	\$370,000	20/08/2019
57 Marie Crescent, Wendouree Vic 3355	\$340,000	30/05/2019
2 Sherwood Street, Wendouree Vic 3355	\$377,500	20/06/2019

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: 03/03/2020