

## 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

27 Eton Street Wendouree VIC 3355

### Indicative selling price

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

Single Price

or range  
between

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$355,125

Property type

House

Suburb

Wendouree

Period-from

01 Mar 2020

to

28 Feb 2021

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

3 Hamlet Street Wendouree VIC 3355	\$455,000	25-Jan-21
2 Pevensey Street Wendouree VIC 3355	\$445,000	16-Feb-21
30 Grammar Street Wendouree VIC 3355	\$444,500	14-Oct-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.~~

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# McGrath

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**3 Hamlet Street Wendouree VIC 3355**

Sold Price

<sup>RS</sup> **\$455,000**

Sold Date

**25-Jan-21**

3

1

3

Distance

**0.27km**



**2 Pevensey Street Wendouree VIC 3355**

Sold Price

<sup>RS</sup> **\$445,000**

Sold Date

**16-Feb-21**

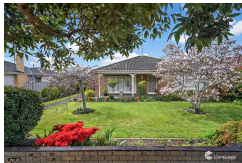
3

1

-

Distance

**0.42km**



**30 Grammar Street Wendouree VIC 3355**

Sold Price

**\$444,500**

Sold Date

**14-Oct-20**

3

1

2

Distance

**0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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