

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

1/3 Pickford Street 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

\$309,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$273,500

Property type

Unit

Suburb

Wendouree

Period-from

01 Sep 2019

to

31 Aug 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

1/4 Rowan Parade Wendouree VIC 3355	\$320,000	21-Oct-19
9/216 Forest Street Wendouree VIC 3355	\$300,000	12-Aug-20
2/9 Park Street Wendouree VIC 3355	\$310,000	04-Apr-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: 15 September 2020

McGrath

Tony Zelencich

M 0457866684

E tonyzelencich@mcgrath.com.au



1/4 Rowan Parade Wendouree VIC 3355

Sold Price

\$320,000

Sold Date

21-Oct-19

3

1

2

Distance

0.7km



9/216 Forest Street Wendouree VIC 3355

Sold Price

\$300,000

Sold Date

12-Aug-20

2

1

1

Distance

1.28km



2/9 Park Street Wendouree VIC 3355

Sold Price

\$310,000

Sold Date

04-Apr-20

2

2

1

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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