

# 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

36 Marie Crescent, 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

Median price

\$367,500

Property type

House

Suburb

Wendouree

Period - From

01/05/2020

to

30/04/2021

Source

CoreLogic

### Comparable property sales

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 |
|---------------------------------------|-----------|--------------|
| 69 Marie Crescent, Wendouree Vic 3355 | \$443,000 | 07/12/2020   |
| 6 Laurine Court, Wendouree Vic 3355   | \$455,700 | 07/12/2020   |
| 3 Hamlet Street, Wendouree Vic 3355   | \$455,000 | 25/01/2021   |

This Statement of Information was prepared on: 26/05/2021