

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

15 Montgomery Street, Wendouree 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$280,000

&

\$300,000

### Median sale price

Median price

\$260,000

\*House

X

\*Unit

Suburb  
or locality

Wendouree

Period - From

03/2017

to

03/2018

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
15 Goderic Street, Wendouree 3350	\$280,000	15/03/2018
5 Ealing Avenue, Wendouree 3350	\$298,000	10/01/2018
40 Harold Street, Wendouree 3350	\$285,000	21/02/2018