

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

15 Rozel Avenue, Wendouree 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 \$540,000 & \$585,000

Median sale price

Median price

\$345,888

Property type

House

Suburb

Wendouree

Period - From

01/12/2019

to

30/11/2020

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
1021 Grevillea Road, Wendouree 3355	\$550,000	20/04/2020
5 Golf View Drive, Invermay Park 3350	\$550,000	11/11/2020
16 Cinnamon Drive, Lake Gardens 3355	\$560,000	04/11/2020

This Statement of Information was prepared on: 14/12/2020