

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

57 Wattle Avenue 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

\$315,000

or range between

&

Median sale price

Median price

\$480,000

Property type

House

Suburb

Wendouree

Period - From

01-11-2021

to

31-10-2022

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

8 Banksia Road Wendouree VIC 3355	\$310,000	28-02-2022
72 Marigold Street Wendouree VIC 3355	\$320,000	05-08-2021
42 Cambridge Street Wendouree VIC 3355	\$330,000	30-06-2021

This Statement of Information was prepared on:

14-11-2022