

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	8 Harrow Street, Wendouree Vic 3355
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range - \$320,000 - \$340,000

Median sale price

Median price	\$330,000	House	X	Unit		Suburb or locality	Wendouree
Period - From	01/07/2018	to	30/09/2018	Source	REIV		

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 eighteen 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	307 Forest St WENDOUREE 3355	\$330,000	16/07/2018
2	338 Forest St WENDOUREE 3355	\$330,000	14/08/2018
3	20 Marilyn St WENDOUREE 3355	\$330,000	22/06/2018

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 eighteen months.~~