

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 and
postcode

230 Dowling Street Wendouree VIC 3355

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$325,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

*House

X

*Unit

Suburb

Wendouree

Period-from

01 Jun 2018

to

31 May 2019

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**

7 Linden Avenue Wendouree VIC 3355	\$314,000	23-Jan-19
17 Browns Parade Wendouree VIC 3355	\$360,000	14-Feb-19
3 Shirley Street Wendouree VIC 3355	\$330,000	11-Dec-18

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 18 months.~~

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McGrath

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7 Linden Avenue Wendouree VIC 3355

3 1 2

Sold Price

\$314,000

Sold Date

23-Jan-19

Distance

0.21km



17 Browns Parade Wendouree VIC 3355

3 1 4

Sold Price

\$360,000

Sold Date

14-Feb-19

Distance

0.36km



3 Shirley Street Wendouree VIC 3355

3 1 2

Sold Price

\$330,000

Sold Date

11-Dec-18

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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