

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	1056 Norman Street Wendouree VIC 3355
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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	\$330,000	&	\$345,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$330,000	*House	X	*Unit		Suburb	Wendouree
Period-from	01 Sep 2018	to	31 Aug 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
1058 Norman Street Wendouree VIC 3355	\$336,000	17-Mar-19
1066 Norman Street Wendouree VIC 3355	\$310,000	26-Jun-19
15 Grandview Grove Wendouree VIC 3355	\$350,000	27-May-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.~~

This Statement of Information was prepared on: 06 September 2019

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**1058 Norman Street Wendouree
VIC 3355**

3 1 2

Sold Price **\$336,000** Sold Date **17-Mar-19**

Distance **0.02km**



**1066 Norman Street Wendouree
VIC 3355**

3 1 2

Sold Price **\$310,000** Sold Date **26-Jun-19**

Distance **0.09km**



**15 Grandview Grove Wendouree
VIC 3355**

3 1 2

Sold Price **\$350,000** Sold Date **27-May-18**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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