

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

6 Forest Court, Wendouree, VIC 3355

Indicative selling price

\$ 255,000 - \$275,000

Range between

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

Median sale price

Median price
\$ 325,000

House

*Delete house or unit as applicable

Suburb
WENDOUREE

Period
10/01/2018 - 10/07/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



46 MONTGOMERY STREET
WENDOUREE

3 1 2

Normal Sale \$297,000
Date Sold 19/06/2019
Land 614 sqm



4 ROMNEY STREET
WENDOUREE

3 1 2

Normal Sale \$310,000
Date Sold 17/04/2019
Land 725 sqm



9 GRAMMAR STREET
WENDOUREE

3 1 1

Normal Sale \$280,000
Date Sold 01/02/2019
Land 436 sqm