

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

16/25 Dare Street 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

or range between

\$380,000

&

\$410,000

Median sale price

Median price

\$350,000

Property type

Unit

Suburb

Wendouree

Period - From

01-02-2021

to

31-01-2022

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
7 Burnbank Close Lake Wendouree VIC 3350	\$413,000	04-08-2021
2/66 Park Street Wendouree VIC 3355	\$380,000	01-03-2021
2/1206 Grevillea Road Wendouree VIC 3355	\$370,000	19-04-2021

This Statement of Information was prepared on: 08-02-2022