

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 4 Molbray 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 \$440,000 & \$460,000

Median sale price

Median price \$476,050 Property type House Suburb Wendouree

Period - From 01.09.2021 to 31.08.2022 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
1 Montgomery Street Wendouree VIC 3355	\$467,000	25.02.2022
35 Eton Street Wendouree VIC 3355	\$455,000	13.05.2022
1 Malmesbury Street Wendouree VIC 3355	\$473,600	07.03.2022

This Statement of Information was prepared on: 21.09.2022