



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**13 Edgar Street,  
WENDOUREE 3355**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$345,000**

### Median sale price

Median **House** for **WENDOUREE** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$275,011**

### Comparable property sales

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 the most comparable to the property for sale.

<b>842 Howitt Street,</b> Wendouree 3355	Price <b>\$400,000</b> Sold 09 July 2018
<b>221 Dowling Street,</b> Wendouree 3355	Price <b>\$365,000</b> Sold 18 July 2018
<b>1119 Grevillea Road,</b> Wendouree 3355	Price <b>\$350,000</b> Sold 10 May 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



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