

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

152 Learmonth Road, Wendouree, VIC 3355

Indicative selling price

Range between

\$245,000 - \$265,000

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

Median sale price

Median price

\$335,000

House

*Delete house or unit as applicable

Suburb

WENDOUREE

Period from

05/03/2018

Period to

05/09/2019

Source

Core Logic

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



1286 GREVILLEA ROAD
WENDOUREE

3 1 1

Price \$250,000

Date of Sale 13/05/2019

Land 572 sqm



89 WATTLE AVENUE
WENDOUREE

3 1 2

Price \$270,000

Date of Sale 26/03/2019

Land 693 sqm



45 MARIGOLD STREET
WENDOUREE

2 1 3

Price \$240,000

Date of Sale 17/01/2019

Land 722 sqm

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