



**Rooms:**

**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**10/1110 Gregory St LAKE WENDOUREE 3350 (VG)**

Agent Comments



**Price:** \$179,950

**Method:** Sale

**Date:** 13/04/2016

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**3/24 Molbray St WENDOUREE 3355 (REI/VG)**

Agent Comments



**Price:** \$165,000

**Method:** Private Sale

**Date:** 10/01/2017

**Rooms:** 2

**Property Type:** Unit



**6/1106 Howitt St WENDOUREE 3355 (REI/VG)**

Agent Comments



**Price:** \$165,000

**Method:** Private Sale

**Date:** 18/01/2016

**Rooms:** 2

**Property Type:** Unit

## 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

2/1046 Norman Street, Wendouree Vic 3355

#### Indicative selling price

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

Range between \$155,000

&

\$170,000

#### Median sale price

Median price \$317,250

Unit X

Suburb or locality Wendouree

Period - From 01/04/2016

to

31/03/2017

Source REIV

#### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10/1110 Gregory St LAKE WENDOUREE 3350	\$179,950	13/04/2016
3/24 Molbray St WENDOUREE 3355	\$165,000	10/01/2017
6/1106 Howitt St WENDOUREE 3355	\$165,000	18/01/2016