

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

2/68 Wattle Avenue, Wendouree, VIC 3355

Indicative selling price

Single Price or Range between

\$195,000 - \$210,000

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

Median sale price

Median Price

\$240,000

Property Type

Unit

Suburb

WENDOUREE

Period From

15/05/2018

Period To

15/11/2019

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



**2B BANKSIA ROAD
WENDOUREE**

2 1 1

Price \$224,000

Date of Sale 09/08/2019

Land 205 sqm



**19 MAGNOLIA STREET
WENDOUREE**

2 1 1

Price \$201,000

Date of Sale 25/07/2019

Land 186 sqm



**1/68 WATTLE AVENUE
WENDOUREE**

2 1 1

Price \$205,000

Date of Sale 28/03/2019

Land 190 sqm