

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

4 Yale Street, Wendouree 3355

Indicative selling price

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

Single price \$* or range between \$355,000 & \$375,000

Median sale price

Median price \$312,500 *House ☒ *Unit ☐ Suburb or locality Wendouree

Period - From 01/01/2017 to 01/01/2018 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
3 Yale Street, Wendouree 3355	\$360,000	09/01/2018
55 Grandview Grove, Wendouree 3355	\$350,000	11/09/2017
36 Eaton Street, Wendouree 3355	\$365,000	19/12/2017