

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

73 Wattle Avenue Wendouree VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$380,000 & \$400,000

Median sale price

Median price

\$480,000

Property type

House

Suburb

Wendouree

Period - From

01.12.2021

to

30.11.2022

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

49 Primrose Street Wendouree VIC 3355	\$372,000	08.12.2022
83 Marigold Street Wendouree VIC 3355	\$390,000	12.09.2022
6 Waldemar Street Wendouree VIC 3355	\$395,000	23.07.2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13.12.2022