

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode  
12 Harrow Street, Wendouree, VIC 3355

### Indicative selling price

\$ 340,000 - \$360,000 Range between












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

### Median sale price

Median price \$ 320,000	House	Suburb WENDOUREE
	*Delete house or unit as applicable	
Period 13/10/2018 - 11/04/2019	Source Price Finder	

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	<b>20 HALBERT STREET WENDOUREE</b>  Normal Sale \$345,000 Date Sold 08/12/2018 Land 668 sqm	3  2  1 
	<b>38 CARPENTER STREET WENDOUREE</b>  Normal Sale \$350,000 Date Sold 28/02/2019 Land 654 sqm	3  1  4 
	<b>14 PREFECT STREET WENDOUREE</b>  Agents Advice - Sale *\$370,000 Date Sold 05/03/2019 Land 613 sqm	3  1  2 