

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

3 Yale Street, Wendouree 3355

Indicative selling price

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

Single price \$* or range between \$330,000 & \$350,000

Median sale price

Median price \$246,250 *House *Unit Suburb or locality Wendouree

Period - From 01/07/2016 to 30/06/2017 Source REIV

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
21 Fisher Street, Wnedouree 3355	\$350,000	26/07/2017
12 Lake Street, Wendouree 3355	\$342,500	06/12/2016
1 Ealing Avenue, Wendouree 3355	\$330,001	21/12/2016