

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

8 Cornwall Street, Wendouree, VIC, 3355

Indicative selling price

\$ 429,000 - \$449,000

Range between

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

Median sale price

Median price
\$ 313,550

House

*Delete house or unit as applicable

Suburb
WENDOUREE

Period
28/07/2018 - 24/01/2019

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



**11 BUILDERS CLOSE
WENDOUREE**



Normal Sale \$450,000
Date Sold 17/09/2018
Land 5606 sqm



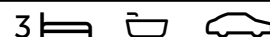
**1021 GREVILLEA ROAD
WENDOUREE**



Normal Sale \$425,000
Date Sold 23/08/2018
Land 724 sqm



**11 MONASTERY DRIVE
WENDOUREE**



Normal Sale \$450,000
Date Sold 12/10/2018
Land 304 sqm