

# 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

50 Willow Grove, Wendouree 3355

### Indicative selling price

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

Single price

\$320,000

or range between

\$

&

\$

### Median sale price

Median price

\$330,000

Property type

House

Suburb

Wendouree

Period - From

01/04/2019

to

31/03/2020

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

1161 Grevilla Road, Wendouree 3355	\$350,000	04/11/2019
10 Gilbert Street, Wendouree 3355	\$360,000	13/03/2020
8 Langham Road, Wendouree 3355	\$390,000	03/03/2020

This Statement of Information was prepared on: 13/08/20