

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

1 Hancock Street, 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 \$440,000 & \$465,000

Median sale price

Median price

\$426,000

Property type

House

Suburb

Wendouree

Period - From

01/02/2021

to

31/01/2022

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
28 Rozel Avenue Wendouree VIC 3355	\$525,000	31/01/2021
19 Oxford Street Wendouree VIC 3355	\$480,000	01/12/2021
74 Marie Crescent Wendouree VIC 3355	\$480,000	22/11/2021

This Statement of Information was prepared on: 21/03/2022