

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

38 Wattle Avenue 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

\$470,000

&

\$499,000

Median sale price

Median price

\$415,000

Property type

House

Suburb

Wendouree

Period - From

01-12-2020

to

30-11-2021

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
1 Conan Street Wendouree VIC 3355	\$510,000	06-09-2021
57 Harold Street Wendouree VIC 3355	\$505,000	16-11-2021
19 Head Street Wendouree VIC 3355	\$505,000	06-08-2021

This Statement of Information was prepared on: 01/02/2022