

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 1 Fisher Street Wendouree

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$350,000 & \$370,000




Median sale price

Median price: \$330,000 House Suburb: Wendouree
Period - From: 01/07/2018 to 30/09/2018 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**1100 Howitt St
WENDOUREE**




3  2  1 

From the moment you walk through the double doors, this 3 bedroom home captures your attention. Superbly renovated

Sold by Private Sale \$350,000

Date Sold 14/09/2018

**11 El Ramleh Av
WENDOUREE**

3  1  2 




This property is magnificently located in a very quiet court within walking distance of the lake, Howitt Street shopping centre

Sold by Private Sale \$360,000

Date Sold 29/05/2018

Land 658 SqM

**31 Prefect St
WENDOUREE**

3  1  3 

Immaculate home, perfect for the family, located in a quiet street only minutes to shopping centres, supermarkets, cafes,

Sold by Private Sale \$382,000

Date Sold 25/06/2018

Land 613 SqM