

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

30 Rozel Avenue, Wendouree, VIC 3355

Indicative selling price

\$ 360,000 - \$ 380,000

Range between

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

Median sale price

Median price
\$ 332,000

House

*Delete house or unit as applicable

Suburb
WENDOUREE

Period
07/02/2018 - 07/08/2019

Source
CoreLogic

Comparable property sales

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



24 ROWAN PARADE
WENDOUREE

3 2 2

Private Treaty \$381,250
Date Sold 08/11/2018
Land 674 sqm



34 LAKE STREET
WENDOUREE

3 2 2

Private Treaty \$372,500
Date Sold 01/04/2019
Land 672 sqm



221 DOWLING STREET
WENDOUREE

3 2 2

Private Treaty \$365,000
Date Sold 18/07/2018
Land 757 sqm

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