<u>buxton</u>

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

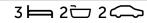


24 ROWAN PARADE WENDOUREE

Private Treaty \$381,250

Date Sold 08/11/2018

Land 674 sgm





34 LAKE STREET WENDOUREE

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





221 DOWLING STREET WENDOUREE

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

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