

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

39 Willow Grove, Wendouree, VIC 3355

Indicative selling price

\$199,000 - \$218,900

Range between

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

Median sale price

Median price
\$ 310,500

House

*Delete house or unit as applicable

Suburb
WENDOUREE

Period
15/08/2018 - 11/02/2019

Source
Price Finder

Comparable property sales

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



38 ERICA STREET
WENDOUREE

3 1 1

Normal Sale \$230,000
Date Sold 29/11/2018
Land 918 sqm



22 CAMBRIDGE STREET
WENDOUREE

3 1 1

Normal Sale \$180,000
Date Sold 22/10/2018
Land 708 sqm



1240 GREVILLEA ROAD
WENDOUREE

2 1 1

Normal Sale \$190,000
Date Sold 22/10/2018
Land 622 sqm