

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

80 Marie Crescent, Wendouree 3355

Indicative selling price

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

Single price

\$*

or range between

\$330,000

&

\$350,000

Median sale price

Median price

\$249,000

*House

X

*Unit

Suburb
or locality

Wendouree

Period - From

17/10/2016

to

17/10/2017

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
81 Grandview Grove, Wendouree 3355	\$340,000	22/05/2017
12 Redford Drive, Wendouree 3355	\$330,000	30/05/2017
55 Grandview Grove, Wendouree 3355	\$350,000	11/11/2017