

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

8 Halbert Street, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$349,000

or range between \$

&

\$

### Median sale price

Median price \$320,000

Property type House

Suburb Wendouree

Period - From 29/07/18

to

29/07/19

Source REA

### 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
20 Halbert Street, Wendouree Vic 3355	\$345,000	08/12/18
7 Forest Court, Wendouree Vic 3355	\$370,000	28/01/19
110 Grandview Grove, Wendouree Vic 3355	\$349,500	04/12/18

This Statement of Information was prepared on: 20/09/2019