

# 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

5 Ealing Avenue, Wendouree 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 \$\* or range between \$360,000 & \$395,000

### Median sale price

Median price

\$328,000

Property type

House

Suburb

Wendouree

Period - From

01/01/19

to

31/12/19

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
9 Leonard Street, Wendouree 3355	\$365,000	02/09/2019
3 Ealing Avenue, Wendouree 3355	\$357,000	26/03/2019
12 Harrow Street, Wendouree 3355	\$370,000	21/05/2019

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

28/01/2020