

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

446 Gillies Street North, Wendouree, VIC 3355

Indicative selling price

\$ 315,000 - \$330,000

Range between

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

Median sale price

Median price
\$ 312,000

House

*Delete house or unit as applicable

Suburb
WENDOUREE

Period
25/08/2018 - 21/02/2019

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



**326 FOREST STREET
WENDOUREE**

3 **1** **1**

Normal Sale \$310,000
Date Sold 18/10/2018
Land 612 sqm



**9 CONAN STREET
WENDOUREE**

3 **1** **2**

Normal Sale \$320,000
Date Sold 22/10/2018
Land 725 sqm



**20 HALBERT STREET
WENDOUREE**

3 **2** **1**

Agents Advice - Sale *\$345,000
Date Sold 16/01/2019
Land 668 sqm