# 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 and postcode

4 Rossio Grove Wendouree VIC 3355

#### Indicative selling price

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

Single Price	\$700,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$345,000	Property type		House		Suburb	Wendouree
Period-from	01 Sep 2019	to	31 Aug 2	2020	Source		Corelogic

#### Comparable property sales (\*Delete A or B below as applicable)

**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	
21 Scarlet Drive Lake Gardens VIC 3355	\$625,000	01-Aug-20	
4 St Swindons Avenue Lake Gardens VIC 3355	\$665,000	11-Mar-20	
10 Dowling Street Lake Wendouree VIC 3350	\$750,000	01-Jun-20	

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 September 2020

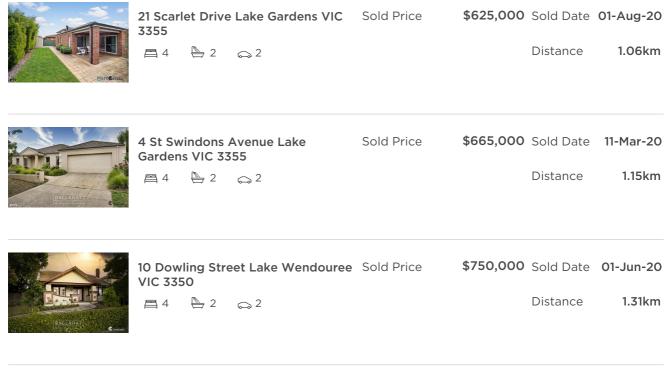


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4	32 Faversham Avenue Lake Gardens VIC 3355			Sold Price	\$710,000	Sold Date 07-May-20		
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#### RS = Recent sale UN = Undisclosed Sale

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