

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

1230 Howitt Street 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 \$* or range between \$400,000 & \$440,000

Median sale price

Median price \$415,000 Property type House Suburb Wendouree

Period - From 01/11/2020 to 31/10/2021 Source Corelogic

Comparable property sales

Address of comparable property	Price	Date of sale
5 Hastings Street Wendouree VIC 3355	\$405,000	20/05/2021
121 Burnbank Street Lake Wendouree VIC 3350	\$435,000	11/03/2021

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: 19/11/2021