

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

38 Webbcona Parade, Wendouree, VIC 3355

### Indicative selling price

\$ 310,000 - \$330,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 312,000

House

\*Delete house or unit as applicable

Suburb  
WENDOUREE

Period  
30/08/2018 - 26/02/2019

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



11 SHELLEY STREET  
WENDOUREE

3 1 1

Normal Sale \$310,000  
Date Sold 05/11/2018  
Land 676 sqm



8 HARROW STREET  
WENDOUREE

3 1 1

Agents Advice - Sale \*\$331,000  
Date Sold 09/01/2019  
Land 683 sqm



4 THEOBALD STREET  
WENDOUREE

3 1 2

Normal Sale \$335,000  
Date Sold 11/12/2018  
Land 646 sqm