

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

65 Marigold 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

\$230,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Other

Suburb

Wendouree

Period-from

01 Sep 2019

to

31 Aug 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

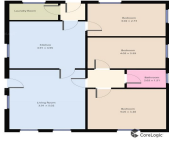











Date of sale

465 Gillies Street North Wendouree VIC 3355	\$245,000	17-Jan-20
52 Marigold Street Wendouree VIC 3355	\$210,000	23-Nov-19
19 Boronia Grove Wendouree VIC 3355	\$260,000	06-Dec-19

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: 29 September 2020

	465 Gillies Street North Wendouree VIC 3355	Sold Price	\$245,000	Sold Date	17-Jan-20		
 3  1  2				Distance	0.1km		
	52 Marigold Street Wendouree VIC 3355	Sold Price	\$210,000	Sold Date	23-Nov-19		
 2  1  1				Distance	0.14km		
	19 Boronia Grove Wendouree VIC 3355	Sold Price	\$260,000	Sold Date	06-Dec-19		
 3  1  1				Distance	0.26km		

RS = Recent sale

UN = Undisclosed Sale

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