

# 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

1/4 Rotherwood Street, Wendouree Vic 3355

### Indicative selling price

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

Single price \$\* or range between \$340,000 & \$370,000

### Median sale price

Median price

\$265,500

Property type

Unit

Suburb

Wendouree

Period - From

01/01/2020

to

31/12/2020

Source

CoreLogic

### Comparable property sales

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
1/3 Pickford Street, Wendouree Vic 3355	\$320,000	25/09/2020
2/1000 Grevillea Road, Wendouree Vic 3355	\$336,000	31/01/2020
25 Brighton Court, Wendouree Vic 3355	\$350,000	17/04/2020

This Statement of Information was prepared on: 17/01/2021