

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4 Daphne 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)

Single price \$180,000

or range between \$\*

&

\$

### Median sale price

Median price \$240,000

\*House

X

\*Unit

Suburb  
or locality

Wendouree

Period - From 01/04/2016

to 31/03/2017

Source REIV

### 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
63 Primrose Street - Wendouree 3355	\$180,000	04/11/2016
6 Clematis Avenue - Wendouree 3355	\$180,000	29/09/2016
1274 Grevillea Road – Wendouree 3355	\$175,000	16/01/2017