



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**28 Montgomery Street,
WENDOUREE 3355**

House



3 beds



2 baths



2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$399,000 - \$419,000

Median sale price

Median **House** for **WENDOUREE** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$327,500

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

20 Cedric Street,
Wendouree 3355

Price **\$395,000** Sold 22 May
2019

3 Waldie Close,
Wendouree 3355

Price **\$398,000** Sold 13 May
2019

17 Sidbury Avenue,
Wendouree 3355

Price **\$405,000** Sold 13 April
2019

This Statement of Information was prepared on 17th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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Contact agents



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