

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

3/1 Goderic Street, Wendouree, VIC 3355

Indicative selling price

\$ 215,000 - \$225,000

Range between

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

Median sale price

Median price
\$ 325,000

House

*Delete house or unit as applicable

Suburb
WENDOUREE

Period
01/01/2018 - 01/07/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



4/416 FOREST STREET
WENDOUREE

2 1 1

Normal Sale \$215,000
Date Sold 03/08/2018
Land 193 sqm



6/1106 HOWITT STREET
WENDOUREE

2 1 1

Agents Advice - Sale *\$200,000
Date Sold 16/05/2019
Land 1840 sqm



2/16 EDWARDS CRESCENT
WENDOUREE

2 1 1

Normal Sale \$245,000
Date Sold 31/05/2018
Land 329 sqm