

# 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 Bowden Street, Wendouree 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\*  or range between \$295,000  & \$320,000

### Median sale price

Median price \$240,000  \*House  \*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
1 Fisher Street, Wendouree 3355	\$315,000	14/12/2016
1 Freeman Street Wendouree 3355	\$313,750	13/07/2016
4 Edlyn Street Wendouree 3355	\$310,000	04/10/2016