# 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

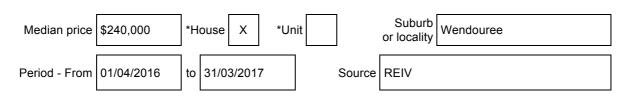
4 Bowden Street, Wendouree 3355

### Indicative selling price

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

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

#### Median sale price



#### **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   |

