

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1020 Norman Street, Wendouree, VIC 3355

Indicative selling price

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

Price Range

\$360,000

&

\$390,000

Median sale price

Median price

\$400,000

Property Type

House

Suburb

Wendouree (3355)

Period - From

01/07/2020

to

30/06/2021

Source

Pricefinder

Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--|-----------|--------------|
| 30 GRANDVIEW GROVE, WENDOUREE VIC 3355 | \$387,000 | 18/05/2021 |
| 19 PREFECT STREET, WENDOUREE VIC 3355 | \$392,500 | 12/03/2021 |
| 29 HEAD STREET, WENDOUREE VIC 3355 | \$395,000 | 30/03/2021 |

This Statement of Information was prepared on: 30/08/2021