



**Hayden**  
Family Real Estate Since 1928

STATEMENT OF INFORMATION

PREPARED ON 14 MAR 2018

**Internet advertising for single residential property located within or outside the Melbourne metropolitan area**

**Sections 47AF of the *Estate Agents Act 1980***

**Indicative selling price**

Single price

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

**Median sale price**

Median price  House  Unit  Suburb or locality   
Period - From  to  Source

**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. 1/1106 Grevillea Road, Wendouree 3355	\$163,000	February 2018
2. 3/1106 Howitt Street, Wendouree	\$157,237	12/12/2017
3. 4/3 Webbcona Parade, Wendouree 3355	\$152,000	November 2017

**OR**

B. The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.