

#### Property offered for sale

Address: 22 Bogart Drive Wendouree

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$385,000 & \$405,000

#### Median sale price




Median price: \$255,500 House Suburb: Wendouree  
Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

#### Comparable property sales

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



#### 18 Bogart Dr WENDOUREE

4  2  2 

A rare opportunity in such a sought after location. A stylish home in clinker brick style featuring loads of living space, both formal




**Sold by Private Sale \$355,000**

**Date Sold Oct 2016**

**Land 647 SqM**



#### 3 Bogart Dr WENDOUREE

4  2  2 

As soon as you walk through the front door, there is no doubt that you will feel right at home. With three great sized bedrooms




**Sold by Private Sale \$395,000**

**Date Sold May 2017**

**Land 627 SqM**



#### 23 Shelley St WENDOUREE

4  2  1 

This amazing spacious brick home oozes character and has all the family needs, located in a quiet tree-lined street only 900m to

**Sold by Private Sale \$428,000**

**Date Sold Mar 2017**

**Land 676 SqM**