

Statement of Information

Single residential property located outside the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address
Including suburb or
locality and postcode

31 Head Street, Wendouree Vic 3355

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$325,000

&

\$330,000

Median sale price

Median price \$246,250 House ☒ Unit ☐ Suburb or locality Wendouree

Period - From 01/07/2016

to

30/06/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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.

	Address of comparable property	Price	Date of sale
1	18 Bogart Dr WENDOUREE 3355	\$355,000	24/10/2016
2	31 Rowan Pde WENDOUREE 3355	\$355,000	22/03/2016
3	40 Shelley St WENDOUREE 3355	\$342,000	30/06/2016

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 eighteen months.

Brooke Reynolds

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Indicative Selling Price

\$325,000 - \$330,000

Median House Price

Year ending June 2017: \$246,250



4 2 1

Rooms:**Property Type:** House**Land Size:** 618 sqm approx

Agent Comments

Do not miss this rare and exciting opportunity to secure a fully renovated home. Completely renovated inside and out, this property has to be seen to be believed. From the moment you step inside the front door you will be impressed by the huge open plan living area with a stunning kitchen with quality stainless steel appliances, walk in pantry, ample cupboard space, all complemented by tastefully updated wall coverings and tiles. With warm neutral tones throughout the home offers four double bedrooms which all have built in robes. The main bathroom has been updated.

Comparable Properties

**18 Bogart Dr WENDOUREE 3355 (REI/VG)**

Agent Comments

4 2 2

Price: \$355,000**Method:** Private Sale**Date:** 24/10/2016**Rooms:** 6**Property Type:** House**Land Size:** 647 sqm approx**31 Rowan Pde WENDOUREE 3355 (REI/VG)**

Agent Comments

4 2 2

Price: \$355,000**Method:** Private Sale**Date:** 22/03/2016**Rooms:** 5**Property Type:** House**Land Size:** 685 sqm approx**40 Shelley St WENDOUREE 3355 (REI/VG)**

Agent Comments

3 2 2

Price: \$342,000**Method:** Private Sale**Date:** 30/06/2016**Rooms:** 5**Property Type:** House**Land Size:** 676 sqm approx