

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

9 Malmesbury Street, Wendouree Vic 3355

Indicative selling price

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

Single price

\$219,000

Median sale price

Median price

\$252,250

House

X

Unit

Suburb or locality

Wendouree

Period - From

01/07/2017

to

30/09/2017

Source

REIV

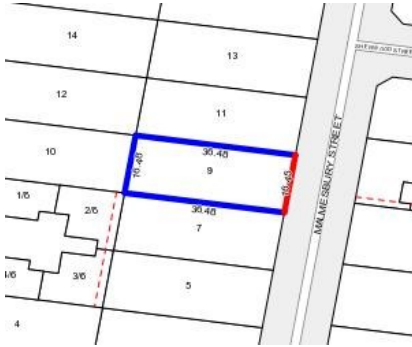
Comparable property sales (*Delete A or B below as applicable)

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	7 Pickford St WENDOUREE 3355	\$223,000	28/03/2017
2	14 Grandview Gr WENDOUREE 3355	\$220,000	16/10/2017
3	41 HASTINGS St WENDOUREE 3355	\$220,000	03/06/2017

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 eighteen months.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$219,000

Median House Price

September quarter 2017: \$252,250

Comparable Properties



7 Pickford St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$223,000

Method: Private Sale

Date: 28/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 602 sqm approx



14 Grandview Gr WENDOUREE 3355 (REI)

Agent Comments



Price: \$220,000

Method: Private Sale

Date: 16/10/2017

Rooms: -

Property Type: House (Res)



41 HASTINGS St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$220,000

Method: Private Sale

Date: 03/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 604 sqm approx