

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

17 Edwards Crescent, Wendouree Vic 3355

Indicative selling price

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

Range between \$350,000 & \$375,000

Median sale price

Median price \$305,000 House ☒ Unit ☐ Suburb or locality Wendouree

Period - From 01/10/2017 to 30/09/2018 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	70 Marie Cr WENDOUREE 3355	\$372,500	10/07/2018
2	13 Edwards Cr WENDOUREE 3355	\$360,000	25/12/2017
3	21 Rowan Pde WENDOUREE 3355	\$342,000	14/11/2017

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.



4 2 2

Rooms: 6

Property Type: Land

Land Size: 773 sqm approx

Agent Comments

Space, comfort and peace of mind in the wonderful established gardens is just the start of what this beautifully maintained home has to offer. Located in a quiet pocket of the highly sought after Wendouree, close to Lake Wendouree. Schools, CBD, major sporting facilities & shops, you are in close proximity to everything you could desire. Situated on a large block (773m2 approx.) with drive through access from the carport (perfect for caravan/trailer etc storage) the yard offers space for the family or an ideal garden for the green thumb.

Comparable Properties



70 Marie Cr WENDOUREE 3355 (VG)

Agent Comments

4 - -

Price: \$372,500

Method: Sale

Date: 10/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 673 sqm approx



13 Edwards Cr WENDOUREE 3355 (REI/VG)

Agent Comments

4 2 3

Price: \$360,000

Method: Private Sale

Date: 25/12/2017

Rooms: 7

Property Type: House

Land Size: 768 sqm approx



21 Rowan Pde WENDOUREE 3355 (REI/VG)

Agent Comments

4 2 2

Price: \$342,000

Method: Private Sale

Date: 14/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 700 sqm approx