

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

48 Rowan Parade, Wendouree Vic 3355

Indicative selling price

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

Range between \$385,000

&

\$405,000

Median sale price

Median price \$329,000

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/04/2018

to

31/03/2019

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	51 Rowan Pde WENDOUREE 3355	\$425,000	22/05/2018
2	1118 Norman St WENDOUREE 3355	\$385,000	08/11/2018
3	41 Browns Pde WENDOUREE 3355	\$380,000	05/04/2019

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.



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Rooms: 6**Property Type:** House**Land Size:** 822 sqm approx

Agent Comments

This home has everything when it comes to family living, spacious rooms, big back yard, multiple living spaces, two outdoor undercover entertainment areas and shedding. Set on a large allotment of 822m2 approx. the home consists of three bedrooms including a large master with walk in robe and ensuite. Open plan kitchen dining area with separate living area and a study that could be used as a fourth bedroom. The home also features heating and cooling. Only minutes to schools and easy access to the Melbourne freeway this one will be sure to impress.

Comparable Properties

**51 Rowan Pde WENDOUREE 3355 (REI)**

Agent Comments

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 2

Price: \$425,000**Method:** Private Sale**Date:** 22/05/2018**Rooms:** -**Property Type:** House**Land Size:** 718 sqm approx**1118 Norman St WENDOUREE 3355 (REI/VG)**

Agent Comments

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Price: \$385,000**Method:** Private Sale**Date:** 08/11/2018**Rooms:** 3**Property Type:** House (Res)**Land Size:** 604 sqm approx**41 Browns Pde WENDOUREE 3355 (REI/VG)**

Agent Comments

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 1
 2

Price: \$380,000**Method:** Private Sale**Date:** 05/04/2019**Rooms:** -**Property Type:** House**Land Size:** 605 sqm approx