



 3  1  1

**Rooms:**

**Property Type:** House

**Land Size:** 425 sqm

**Agent Comments**

## Comparable Properties

**36 Hastings St WENDOUREE 3355 (REI/VG)**

**Agent Comments**



 3  1  1

**Price:** \$225,000

**Method:** Private Sale

**Date:** 07/11/2016

**Rooms:** -

**Property Type:** House

**Land Size:** 604 sqm



**39 White Av WENDOUREE 3355 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$213,000

**Method:** Private Sale

**Date:** 07/11/2016

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 390 sqm



**41 Harold St WENDOUREE 3355 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$210,000

**Method:** Sale

**Date:** 04/07/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 601 sqm

## 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

3 Harold Street, Wendouree Vic 3355

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$219,000

#### Median sale price

Median price

\$240,000

House

X

Suburb or locality

Wendouree

Period - From

01/04/2016

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
36 Hastings St WENDOUREE 3355	\$225,000	07/11/2016
39 White Av WENDOUREE 3355	\$213,000	07/11/2016
41 Harold St WENDOUREE 3355	\$210,000	04/07/2016