

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

4 Eustace Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$310,000

&

\$325,000

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	17 Eustace St WENDOUREE 3355	\$342,500	30/08/2018
2	24 Park St WENDOUREE 3355	\$308,000	28/02/2019
3	27 Malmesbury St WENDOUREE 3355	\$300,000	02/04/2019

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.

4 Eustace Street, Wendouree Vic 3355

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Indicative Selling Price

\$310,000 - \$325,000

Median House Price

Year ending March 2019: \$329,000



 3  1  2

Rooms:

Property Type: House

Land Size: 609 sqm approx

Agent Comments

Comparable Properties



17 Eustace St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  3

Price: \$342,500

Method: Private Sale

Date: 30/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 656 sqm approx



24 Park St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  1

Price: \$308,000

Method: Private Sale

Date: 28/02/2019

Rooms: 4

Property Type: House

Land Size: 345 sqm approx



27 Malmesbury St WENDOUREE 3355 (REI)

Agent Comments

 3  1  3

Price: \$300,000

Method: Private Sale

Date: 02/04/2019

Rooms: 4

Property Type: House (Res)