

Lisa Eden-Horvat 03 5330 0500 0400 533 667

Statement of Information

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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 andpostcode	4 Eustace Street, Wendouree Vic 3355					
Indicative selling price						

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i or the meaning	OI LINS	price see	consumer.vic.gov.au/	under que ting

Range between	\$310,000	&	\$325,000
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Median sale price

Median price	\$329,000	Hou	ıse 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.

Add	dress 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

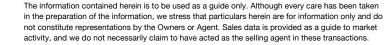
OR

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.

propertydata

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> **Indicative Selling Price** \$310,000 - \$325,000 **Median House Price** Year ending March 2019: \$329,000



Property Type: House Land Size: 609 sqm approx

Agent Comments

Comparable Properties



17 Eustace St WENDOUREE 3355 (REI/VG)





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)

-3





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)





Price: \$300,000 Method: Private Sale Date: 02/04/2019

Rooms: 4

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Property Type: House (Res)





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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