

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

22 Prefect Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$260,000 & \$275,000

Median sale price

Median price \$255,000 House X Unit Suburb or locality Wendouree

Period - From 01/01/2017 to 31/12/2017 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	31 Essex St WENDOUREE 3355	\$272,700	22/01/2018
2	2 Harold St WENDOUREE 3355	\$253,000	01/12/2017
3	19 Hurley St BALLARAT NORTH 3350	\$251,500	11/01/2017

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.

Brooke Reynolds

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Indicative Selling Price

\$260,000 - \$275,000

Median House Price

Year ending December 2017: \$255,000



1 1 2

Rooms:**Property Type:** House (Res)**Land Size:** 614 sqm approx

Agent Comments

The moment you step inside this tastefully renovated two bedroom home you'll be impressed by its modern and clean feel. Featuring two large bedrooms both with built in robes, large open plan lounge and dining area with gas heating, air conditioner and beautiful polished timber floors. The updated kitchen includes the convenience of a dishwasher and a large stainless steel 900mm freestanding oven as well as plenty of cupboard space, while both the bathroom and laundry have also been modernised to complete the look. Outside you'll find a large backyard (approx. 615m2).

Comparable Properties

31 Essex St WENDOUREE 3355 (VG)

Agent Comments

2 - -

Price: \$272,700**Method:** Sale**Date:** 22/01/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 663 sqm approx**2 Harold St WENDOUREE 3355 (REI/VG)**

Agent Comments

2 1 2

Price: \$253,000**Method:** Private Sale**Date:** 01/12/2017**Rooms:** 3**Property Type:** House**Land Size:** 557 sqm approx**19 Hurley St BALLARAT NORTH 3350 (REI/VG)** Agent Comments

2 1 1

Price: \$251,500**Method:** Private Sale**Date:** 11/01/2017**Rooms:** 3**Property Type:** House**Land Size:** 446 sqm approx