

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

18 Carpenter Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$320,000 & \$330,000

Median sale price

Median price \$330,000 House X Unit Suburb or locality Wendouree

Period - From 01/04/2018 to 30/06/2018 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	11 Langstaffe Dr WENDOUREE 3355	\$339,999	27/06/2018
2	20 Marilyn St WENDOUREE 3355	\$330,000	22/06/2018
3	5 Goderic St WENDOUREE 3355	\$322,000	20/07/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 602 sqm approx

Agent Comments

Indicative Selling Price

\$330,000 - \$340,000

Median House Price

June quarter 2018: \$330,000

Comparable Properties



11 Langstaffe Dr WENDOUREE 3355 (VG)

Agent Comments



Price: \$339,999

Method: Sale

Date: 27/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 671 sqm approx



20 Marilyn St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 22/06/2018

Rooms: 4

Property Type: House

Land Size: 725 sqm approx



5 Goderic St WENDOUREE 3355 (REI)

Agent Comments



Price: \$322,000

Method: Private Sale

Date: 20/07/2018

Rooms: -

Property Type: House

Land Size: 656 sqm approx