Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 17 Waldemar Street, Wendouree Vic 3355

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$350,000		&		\$370,000			
Median sale p	rice							
Median price	\$325,000	Pro	operty Type	Hous	se		Suburb	Wendouree
Period - From	20/09/2018	to	19/09/2019		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	40 Montgomery St WENDOUREE 3355	\$360,000	18/05/2018
2	518 Gillies St WENDOUREE 3355	\$355,850	24/09/2018
3	23 Conniston St WENDOUREE 3355	\$350,000	13/06/2018

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 18 months.

This Statement of Information was prepared on:

20/09/2019 10:28









Property Type: House Land Size: 612 sqm approx Agent Comments Terrence Morse 03 5331 3911 0447 551 657 tmorse@bigginscott.com.au

Indicative Selling Price \$350,000 - \$370,000 Median House Price 20/09/2018 - 19/09/2019: \$325,000

Comparable Properties



40 Montgomery St WENDOUREE 3355 (REI/VG)



Price: \$360,000 Method: Private Sale Date: 18/05/2018 Rooms: 4 Property Type: House Land Size: 614 sqm approx Agent Comments



518 Gillies St WENDOUREE 3355 (VG)



Agent Comments

Price: \$355,850 Method: Sale Date: 24/09/2018 Property Type: House (Res) Land Size: 622 sqm approx



23 Conniston St WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$350,000 Method: Private Sale Date: 13/06/2018 Property Type: House (Res) Land Size: 654 sqm approx

Account - Biggin & Scott | P: 03 5331 3911



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.