

# 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

17 Waldemar Street, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$350,000

&

\$370,000

### Median sale price

Median price

\$325,000

Property Type

House

Suburb

Wendouree

Period - From

20/09/2018

to

19/09/2019

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 18 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	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



3   1   2

**Property Type:** House

**Land Size:** 612 sqm approx

Agent Comments

## Comparable Properties



**40 Montgomery St WENDOUREE 3355 (REI/VG)**

Agent Comments

3   1   4

**Price:** \$360,000

**Method:** Private Sale

**Date:** 18/05/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 614 sqm approx



**518 Gillies St WENDOUREE 3355 (VG)**

Agent Comments

3   -   -

**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

3   1   2

**Price:** \$350,000

**Method:** Private Sale

**Date:** 13/06/2018

**Property Type:** House (Res)

**Land Size:** 654 sqm approx