

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

249 Dowling Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$250,000

&

\$260,000

Median sale price

Median price \$255,500

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/04/2017

to 30/06/2017

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	17 Grandview Gr WENDOUREE 3355	\$285,000	10/08/2017
2	1058 Norman St WENDOUREE 3355	\$273,000	03/10/2017
3	28 Oak St WENDOUREE 3355	\$265,000	09/08/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$250,000 - \$260,000

Median House Price

June quarter 2017: \$255,500

Comparable Properties



17 Grandview Gr WENDOUREE 3355 (REI)

Agent Comments



Price: \$285,000

Method: Private Sale

Date: 10/08/2017

Rooms: -

Property Type: House



1058 Norman St WENDOUREE 3355 (REI)

Agent Comments



Price: \$273,000

Method: Private Sale

Date: 03/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 613 sqm approx



28 Oak St WENDOUREE 3355 (REI)

Agent Comments



Price: \$265,000

Method: Private Sale

Date: 09/08/2017

Rooms: 4

Property Type: House