

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

#### 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 andpostcode	3 Malmesbury Street, Wendouree Vic 3355					
Indicative selling price	ce					
For the meaning of this p	price see consumer.vic.gov.au/underquoting					

#### Median sale price

Range between \$250,000

Median price	\$245,250	Hou	ıse X	Un	iŧ	Suburb or locality	Wendouree
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

\$265,000

#### 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.

Add	dress of comparable property	Price	Date of sale
1	5 Malmesbury St WENDOUREE 3355	\$269,000	20/08/2017
2	1 MALMESBURY St WENDOUREE 3355	\$265,000	18/05/2017
3	30 Stamford St WENDOUREE 3355	\$250,000	16/10/2017

#### 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.

**Account** - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





Generated: 01/11/2017 12:59

## hockingstuart

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

Indicative Selling Price \$250,000 - \$265,000 Median House Price

Year ending September 2017: \$245,250



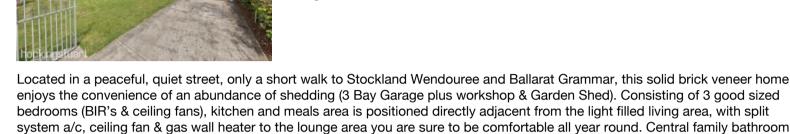


Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 602 sqm approx

**Agent Comments** 



### Comparable Properties



with a separate shower and bath,.

5 Malmesbury St WENDOUREE 3355 (REI)

Price: \$269,000 Method: Private Sale Date: 20/08/2017

Rooms: -

Property Type: House Land Size: 600 sqm approx **Agent Comments** 



1 MALMESBURY St WENDOUREE 3355

(REI/VG)

3

1



**Price:** \$265,000 **Method:** Private Sale **Date:** 18/05/2017

Rooms: 4

Property Type: House Land Size: 600 sqm approx Agent Comments



30 Stamford St WENDOUREE 3355 (REI)

o otalinora of Weitbookee 3000 (Kei

**=**3

**6** 

**Price:** \$250,000 **Method:** Private Sale **Date:** 16/10/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 595 sqm approx

Agent Comments

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





Generated: 01/11/2017 12:59