

## 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

8 Mathilda 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

\$250,000

&

\$265,000

#### Median sale price

Median price

\$265,000

House

X

Unit

Suburb or locality

Wendouree

Period - From

01/04/2017

to

31/03/2018

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	24 Hastings St WENDOUREE 3355	\$265,000	14/11/2017
2	14 Elinand St WENDOUREE 3355	\$255,000	30/10/2017
3	18 Manneville St WENDOUREE 3355	\$254,000	20/11/2017

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.



3 1 2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 735 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$250,000 - \$265,000  
**Median House Price**  
Year ending March 2018: \$265,000

## STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

## Comparable Properties



**24 Hastings St WENDOUREE 3355 (REI)**

**Agent Comments**

3 1 2

**Price:** \$265,000  
**Method:** Private Sale  
**Date:** 14/11/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 585 sqm approx



**14 Elinand St WENDOUREE 3355 (REI)**

**Agent Comments**

3 1 1

**Price:** \$255,000  
**Method:** Private Sale  
**Date:** 30/10/2017  
**Rooms:** 4  
**Property Type:** House



**18 Manneville St WENDOUREE 3355 (REI)**

**Agent Comments**

3 1 1

**Price:** \$254,000  
**Method:** Private Sale  
**Date:** 20/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 588 sqm approx