

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

Range between \$250,000 & \$265,000

Median sale price

Median price \$265,000 House 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