

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

4/1112 Howitt Street, Wendouree Vic 3355

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$380,000

Property Type

Unit

Suburb

Wendouree

Period - From

01/07/2023

to

30/09/2023

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	1/430 Gillies St.N WENDOUREE 3355	\$396,000	17/10/2022
2	1/1 Pickford St WENDOUREE 3355	\$385,000	31/07/2023
3	2/11 Alexander Av WENDOUREE 3355	\$360,000	22/08/2023

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:

13/11/2023 17:01

4/1112 Howitt Street, Wendouree Vic 3355



Phil Petrie

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Indicative Selling Price

\$365,000

Median Unit Price

September quarter 2023: \$380,000



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Rooms: 2

Property Type: House (Res)

Agent Comments

Comparable Properties



1/430 Gillies St.N WENDOUREE 3355 (REI)

Agent Comments

🛏 2 🚗 1 🚗 1

Price: \$396,000

Method: Private Sale

Date: 17/10/2022

Property Type: House (Res)

Land Size: 175 sqm approx



1/1 Pickford St WENDOUREE 3355 (REI/VG)

Agent Comments

🛏 2 🚗 1 🚗 2

Price: \$385,000

Method: Private Sale

Date: 31/07/2023

Property Type: Unit

Land Size: 310 sqm approx



2/11 Alexander Av WENDOUREE 3355 (REI/VG)

Agent Comments

🛏 2 🚗 1 🚗 1

Price: \$360,000

Method: Private Sale

Date: 22/08/2023

Property Type: Townhouse (Single)

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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