Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

P	ro	oer	ty	offered	for	sale
---	----	-----	----	---------	-----	------

Address	14 Harrow Street, Wendouree Vic 3355
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$530,000

Median sale price

Median price	\$470,000	Pro	perty Type Ho	ouse		Suburb	Wendouree
Period - From	01/07/2021	to	30/09/2021	Sc	urce	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.

Add	dress of comparable property	Price	Date of sale
1	5 Rugby St WENDOUREE 3355	\$538,000	01/10/2021
2	12 Hamlet St WENDOUREE 3355	\$532,500	26/08/2021
3	20 Eton St WENDOUREE 3355	\$530,500	08/11/2021

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:	25/11/2021 09:50





Phil Petrie 0353334322 0409 278 460 phil@trevorpetrie.com.au

> Indicative Selling Price \$530,000 Median House Price

September quarter 2021: \$470,000



Rooms: 7

Property Type: House Land Size: 701 sqm approx

Agent Comments

Comparable Properties



5 Rugby St WENDOUREE 3355 (VG)

Price: \$538,000 Method: Sale

Date: 01/10/2021 Property Type: House (Res) Land Size: 622 sqm approx **Agent Comments**



12 Hamlet St WENDOUREE 3355 (VG)

3





Agent Comments

Method: Sale Date: 26/08/2021 Property Type: House (Res)

Price: \$532,500

Land Size: 635 sqm approx



20 Eton St WENDOUREE 3355 (REI)

3

Price: \$530,500 Method: Private Sale Date: 08/11/2021 Property Type: House Land Size: 600 sqm approx



Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.