

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

47 Pauls Crescent, Wendouree Vic 3355

Indicative selling price

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

Single price \$239,000

Median sale price

Median price \$245,250 House ☒ Unit ☐ Suburb or locality Wendouree

Period - From 01/10/2016 to 30/09/2017 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	248 Forest St WENDOUREE 3355	\$230,000	07/09/2016
2	5 Sherwood St WENDOUREE 3355	\$225,000	05/07/2017
3	14 Grandview Gr WENDOUREE 3355	\$220,000	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.



Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



248 Forest St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$230,000

Method: Private Sale

Date: 07/09/2016

Rooms: 4

Property Type: House (Res)

Land Size: 443 sqm approx



5 Sherwood St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$225,000

Method: Private Sale

Date: 05/07/2017

Rooms: 4

Property Type: House (Res)



14 Grandview Gr WENDOUREE 3355 (REI)

Agent Comments



Price: \$220,000

Method: Private Sale

Date: 16/10/2017

Rooms: -

Property Type: House (Res)