

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 and
postcode

8/1106 Howitt Street Wendouree VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$270,000

Property type

Unit

Suburb

Wendouree

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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

2/11 Symons Street Wendouree VIC 3355	\$285,000	09-Oct-19
1/1044 Howitt Street Wendouree VIC 3355	\$250,000	20-Sep-18
10 Symons Street Wendouree VIC 3355	\$240,000	03-Jun-19

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 March 2020



2/11 Symons Street Wendouree VIC 3355

Sold Price

\$285,000

Sold Date

09-Oct-19

 2

 1

 1

Distance

0.08km



1/1044 Howitt Street Wendouree VIC 3355

Sold Price

\$250,000

Sold Date

20-Sep-18

 2

 1

 1

Distance

0.14km



10 Symons Street Wendouree VIC 3355

Sold Price

\$240,000

Sold Date

03-Jun-19

 2

 1

 1

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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