

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

42 Langstaffe Drive, Wendouree Vic 3355

Indicative selling price

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

Single price \$319,000

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	36 Eton St WENDOUREE 3355	\$365,000	14/12/2017
2	93 Grandview Gr WENDOUREE 3355	\$315,000	03/11/2017
3	5 Ealing Av WENDOUREE 3355	\$298,000	10/01/2018

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.

42 Langstaffe Drive, Wendouree Vic 3355



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Indicative Selling Price
\$319,000

Median House Price
Year ending September 2017: \$245,250



4 2 2

Rooms:
Property Type: House
Land Size: 670 sqm approx
Agent Comments

Comparable Properties



36 Eton St WENDOUREE 3355 (REI)

Agent Comments

4 2 2

Price: \$365,000
Method: Private Sale
Date: 14/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 614 sqm approx



93 Grandview Gr WENDOUREE 3355 (REI)

Agent Comments

4 1 2

Price: \$315,000
Method: Private Sale
Date: 03/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 687 sqm approx



5 Ealing Av WENDOUREE 3355 (REI)

Agent Comments

3 1 1

Price: \$298,000
Method: Private Sale
Date: 10/01/2018
Rooms: 4
Property Type: House
Land Size: 667 sqm approx