

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

54 Langstaffe Drive, Wendouree Vic 3355

Indicative selling price

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

Range between \$345,000 & \$365,000

Median sale price

Median price \$330,000 Property Type House Suburb Wendouree

Period - From 01/10/2019 to 31/12/2019 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.

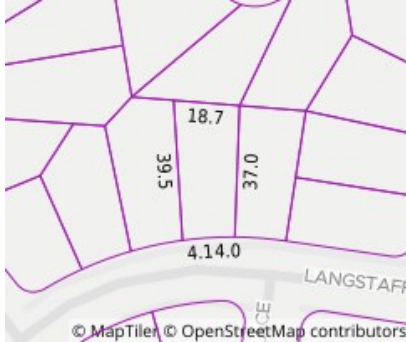
	Address of comparable property	Price	Date of sale
1	18 Webbcona Pde WENDOUREE 3355	\$362,500	10/01/2020
2	2 Ealing Av WENDOUREE 3355	\$360,000	22/01/2020
3	43 Malmesbury St WENDOUREE 3355	\$355,000	22/01/2020

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:

05/03/2020 09:38



3 2 2

Property Type: House
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
\$345,000 - \$365,000
Median House Price
December quarter 2019: \$330,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



18 Webbcona Pde WENDOUREE 3355 (REI/VG)

Agent Comments

3 2 3

Price: \$362,500
Method: Private Sale
Date: 10/01/2020
Rooms: 4
Property Type: House (Res)
Land Size: 730 sqm approx



2 Ealing Av WENDOUREE 3355 (VG)

Agent Comments

3 - -

Price: \$360,000
Method: Sale
Date: 22/01/2020
Property Type: House (Res)
Land Size: 756 sqm approx



43 Malmesbury St WENDOUREE 3355 (REI)

Agent Comments

3 1 2

Price: \$355,000
Method: Private Sale
Date: 22/01/2020
Rooms: 6
Property Type: House (Res)