

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 andpostcode

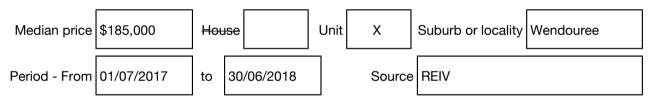
4/416 Forest Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$215,000	&	\$230,000
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Median sale price



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	2/16 Edwards Cr WENDOUREE 3355	\$245,000	24/05/2018
2	2/13 Symons St WENDOUREE 3355	\$226,000	03/05/2018
3	2/1106 Howitt St WENDOUREE 3355	\$206,000	29/01/2018

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.

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propertydata

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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.









Rooms: 3 Property Type: Residential Agent Comments Indicative Selling Price \$215,000 - \$230,000 Median Unit Price Year ending June 2018: \$185,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



2/16 Edwards Cr WENDOUREE 3355 (REI)



Price: \$245,000 Method: Private Sale Date: 24/05/2018 Rooms: 4 Property Type: Townhouse (Res)



2/13 Symons St WENDOUREE 3355 (REI)

Agent Comments

Agent Comments

Agent Comments



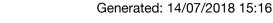
Price: \$226,000 Method: Private Sale Date: 03/05/2018 Rooms: 5 Property Type: Townhouse (Single)

2/1106 Howitt St WENDOUREE 3355 (REI)



Price: \$206,000 Method: Private Sale Date: 29/01/2018

Date: 29/01/2018 Rooms: 4 Property Type: Unit



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