

## 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

4/416 Forest Street, Wendouree Vic 3355

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$215,000

&

\$230,000

#### Median sale price

Median price \$185,000

House

Unit

X

Suburb or locality

Wendouree

Period - From 01/07/2017

to

30/06/2018

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	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.



2 1 2

**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)**

**Agent Comments**

2 1 1

**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**

2 1 2

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



**2/1106 Howitt St WENDOUREE 3355 (REI)**

**Agent Comments**

2 1 1

**Price:** \$206,000  
**Method:** Private Sale  
**Date:** 29/01/2018  
**Rooms:** 4  
**Property Type:** Unit