

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

16/216 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 \$245,000 & \$255,000

#### Median sale price

Median price \$252,250 House X Unit Suburb Wendouree

Period - From 01/07/2017 to 30/09/2017 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	1/1112 Howitt St WENDOUREE 3355	\$255,000	31/03/2017
2	8/216 Forest St WENDOUREE 3355	\$255,000	22/12/2016
3	3/13 Symons St WENDOUREE 3355	\$247,500	26/10/2016

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

16/216 Forest Street, Wendouree Vic 3355

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**Indicative Selling Price**

\$245,000 - \$255,000

**Median House Price**

September quarter 2017: \$252,250



 2  1  2

**Rooms:**

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



1/1112 Howitt St WENDOUREE 3355 (REI/VG)

Agent Comments

 2  1  1

**Price:** \$255,000

**Method:** Private Sale

**Date:** 31/03/2017

**Rooms:** -

**Property Type:** House



8/216 Forest St WENDOUREE 3355 (REI/VG)

Agent Comments

 2  1  1

**Price:** \$255,000

**Method:** Private Sale

**Date:** 22/12/2016

**Rooms:** 3

**Property Type:** House (Res)



3/13 Symons St WENDOUREE 3355 (REI/VG)

Agent Comments

 2  1  1

**Price:** \$247,500

**Method:** Private Sale

**Date:** 26/10/2016

**Rooms:** -

**Property Type:** Unit