

## 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

5 Malmesbury 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)

Single price

\$269,000

#### Median sale price

Median price

\$255,500

House

X

Unit

Suburb or locality

Wendouree

Period - From

01/04/2017

to

30/06/2017

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	25 Malmesbury St WENDOUREE 3355	\$280,000	21/03/2016
2	1 MALMESBURY St WENDOUREE 3355	\$265,000	18/05/2017
3	42 Harold St WENDOUREE 3355	\$252,000	24/07/2017

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.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$269,000  
**Median House Price**  
June quarter 2017: \$255,500

## Comparable Properties



**25 Malmesbury St WENDOUREE 3355 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 21/03/2016  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 602 sqm approx



**1 MALMESBURY St WENDOUREE 3355 (REI)**

**Agent Comments**

3 1 1

**Price:** \$265,000  
**Method:** Private Sale  
**Date:** 18/05/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 600 sqm approx



**42 Harold St WENDOUREE 3355 (REI)**

**Agent Comments**

3 1 1

**Price:** \$252,000  
**Method:** Private Sale  
**Date:** 24/07/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 557 sqm approx