

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

6 Elizabeth Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$420,000 & \$440,000

Median sale price

Median price \$325,000 Property Type House Suburb Wendouree

Period - From 11/12/2018 to 10/12/2019 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	9 Iris Av WENDOUREE 3355	\$450,000	16/10/2019
2	708 Norman St INVERMAY PARK 3350	\$440,000	06/06/2019
3	17 Sidbury Av WENDOUREE 3355	\$405,000	09/04/2019

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:

11/12/2019 14:21

Francesca Nicol

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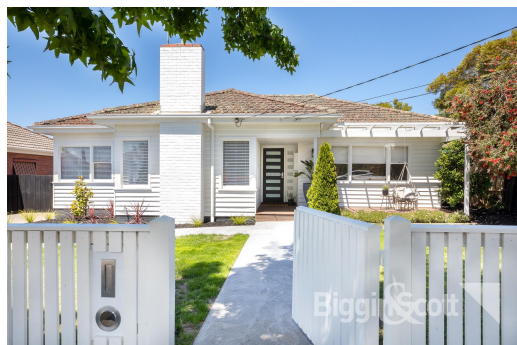
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Indicative Selling Price

\$420,000 - \$440,000

Median House Price

11/12/2018 - 10/12/2019: \$325,000



 3  2  2

Property Type: House (Res)

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



9 Iris Av WENDOUREE 3355 (REI/VG)

Agent Comments

 4  2  2

Price: \$450,000

Method: Sale by Tender

Date: 16/10/2019

Property Type: House

Land Size: 638 sqm approx



708 Norman St INVERMAY PARK 3350 (REI/VG)

Agent Comments

 3  1  2

Price: \$440,000

Method: Private Sale

Date: 06/06/2019

Rooms: 4

Property Type: House

Land Size: 575 sqm approx



17 Sidbury Av WENDOUREE 3355 (REI/VG)

Agent Comments

 3  2  1

Price: \$405,000

Method: Private Sale

Date: 09/04/2019

Rooms: 5

Property Type: House

Land Size: 823 sqm approx