

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

112 Learmonth Road, Wendouree Vic 3355

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$255,000

&

\$270,000

Median sale price

Median price \$245,250 House ☒ Unit ☐ Suburb or locality Wendouree

Period - From 01/10/2016 to 30/09/2017 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	120 Learmonth Rd WENDOUREE 3355	\$270,000	08/08/2016
2	134 Learmonth Rd WENDOUREE 3355	\$265,000	10/05/2016
3	148 Learmonth Rd WENDOUREE 3355	\$253,000	03/04/2017

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.



3 1 4

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price

\$255,000 - \$270,000

Median House Price

Year ending September 2017: \$245,250

Location is key when buying property. Located only a short 1km walk to the Wendouree Train Station and 800m to Stockland Wendouree Shopping Centre. The home offers 3 Bedrooms all with BIRs, 1 Bathroom with separate shower and bath, Kitchen with separate lounge area and central heating throughout. The home sits on a large corner allotment of 728m2 ideal for a subdivision (STCA). The large rear yard also boast side access to a 9x6m colorbond shed. This property is perfect for the first home buyer or someone looking to invest. Don't miss this opportunity to secure this property.

Comparable Properties



120 Learmonth Rd WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 3

Price: \$270,000

Method: Private Sale

Date: 08/08/2016

Rooms: 4

Property Type: House

Land Size: 728 sqm approx



134 Learmonth Rd WENDOUREE 3355 (REI/VG)

Agent Comments

3 2 4

Price: \$265,000

Method: Private Sale

Date: 10/05/2016

Rooms: 4

Property Type: House

Land Size: 810 sqm approx



148 Learmonth Rd WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$253,000

Method: Private Sale

Date: 03/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 748 sqm approx