

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

17 Browns Parade, Wendouree Vic 3355

Indicative selling price

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

Range between \$370,000

&

\$385,000

Median sale price

Median price \$330,000

House

X

Unit

Suburb or locality Wendouree

Period - From 01/04/2018

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	27 Bowden St WENDOUREE 3355	\$400,000	01/10/2018
2	26 Park St WENDOUREE 3355	\$395,000	11/07/2017
3	221 Dowling St WENDOUREE 3355	\$365,000	18/07/2018

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.~~

17 Browns Parade, Wendouree Vic 3355



 3  2  2

Rooms:
Property Type: House
Land Size: 705 sqm approx
Agent Comments

Indicative Selling Price
\$370,000 - \$385,000
Median House Price
June quarter 2018: \$330,000

Comparable Properties



27 Bowden St WENDOUREE 3355 (REI)

Agent Comments

 3  1  3

Price: \$400,000
Method: Private Sale
Date: 01/10/2018
Rooms: -
Property Type: House (Res)



26 Park St WENDOUREE 3355 (VG)

Agent Comments

 3  -  -

Price: \$395,000
Method: Sale
Date: 11/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 1012 sqm approx



221 Dowling St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  2  2

Price: \$365,000
Method: Private Sale
Date: 18/07/2018
Rooms: -
Property Type: House
Land Size: 751 sqm approx