

# 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

2/1044 Howitt 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

\$295,000

&

\$305,000

### Median sale price

Median price

\$289,000

Property Type

Unit

Suburb

Wendouree

Period - From

01/01/2020

to

31/12/2020

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	9/216 Forest St WENDOUREE 3355	\$300,000	18/08/2020
2	2/1016 Howitt St WENDOUREE 3355	\$285,000	04/01/2021
3	3/25 Dare St WENDOUREE 3355	\$270,000	18/11/2020

**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.~~

This Statement of Information was prepared on:

28/01/2021 14:22

2/1044 Howitt Street, Wendouree Vic 3355



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**Indicative Selling Price**

\$285,000 - \$295,000

**Median Unit Price**

Year ending December 2020: \$289,000



2   1   1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**9/216 Forest St WENDOUREE 3355 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$300,000

**Method:** Private Sale

**Date:** 18/08/2020

**Rooms:** 3

**Property Type:** House (Res)



**2/1016 Howitt St WENDOUREE 3355 (REI)**

**Agent Comments**

2   1   1

**Price:** \$285,000

**Method:** Private Sale

**Date:** 04/01/2021

**Property Type:** House

**Land Size:** 188 sqm approx



**3/25 Dare St WENDOUREE 3355 (REI)**

**Agent Comments**

2   1   -

**Price:** \$270,000

**Method:** Private Sale

**Date:** 18/11/2020

**Property Type:** Unit

**Land Size:** 240 sqm approx

**Account** - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.