



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 301 sqm
Agent Comments

Indicative Selling Price
\$249,000
Median House Price
March quarter 2017: \$240,000

Comparable Properties



56 McNulty Dr WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 29/07/2016
Rooms: -
Property Type: House
Land Size: 334 sqm



52 McNulty Dr WENDOUREE 3355 (REI)

Agent Comments



Price: \$249,000
Method: Private Sale
Date: 08/05/2017
Rooms: 8
Property Type: House



67 McNulty Dr WENDOUREE 3355 (REI)

Agent Comments



Price: \$245,000
Method: Private Sale
Date: 10/05/2017
Rooms: 8
Property Type: House
Land Size: 300 sqm

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

95 McNulty Drive, Wendouree Vic 3355

Indicative selling price

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

Single Price \$249,000

Median sale price

Median price \$240,000

House X

Suburb or locality Wendouree

Period - From 01/01/2017

to 31/03/2017

Source REIV

Comparable property sales

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
56 McNulty Dr WENDOUREE 3355	\$250,000	29/07/2016
52 McNulty Dr WENDOUREE 3355	\$ 249,000	08/05/2017
67 McNulty Dr WENDOUREE 3355	\$ 245,000	10/05/2017