

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

7 Lincoln Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$320,000

&

\$340,000

Median sale price

Median price \$301,500

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/01/2018

to

31/03/2018

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	80 Marie Cr WENDOUREE 3355	\$325,000	13/12/2017
2	12 Redford Dr WENDOUREE 3355	\$330,000	30/05/2017
3	87 Marie Cr WENDOUREE 3355	\$330,000	21/11/2017

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.

7 Lincoln Street, Wendouree Vic 3355

Sean Toohey
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Indicative Selling Price

\$320,000 - \$340,000

Median House Price

March quarter 2018: \$301,500



 3  1  2

Rooms:

Property Type: House

Land Size: 644 sqm approx

Agent Comments

Comparable Properties



80 Marie Cr WENDOUREE 3355 (REI/VG)

Agent Comments

 3  2  3

Price: \$325,000

Method: Private Sale

Date: 13/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 689 sqm approx



12 Redford Dr WENDOUREE 3355 (REI/VG)

Agent Comments

 3  2  2

Price: \$330,000

Method: Private Sale

Date: 30/05/2017

Rooms: 9

Property Type: House

Land Size: 665 sqm approx



87 Marie Cr WENDOUREE 3355 (REI/VG)

Agent Comments

 3  2  4

Price: \$330,000

Method: Private Sale

Date: 21/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 597 sqm approx