

## 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

1/52 Montgomery 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 \$185,000 & \$195,000

#### Median sale price

Median price \$216,000 House Unit X Suburb Wendouree

Period - From 01/10/2017 to 30/09/2018 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	1/6 Marilyn St WENDOUREE 3355	\$185,000	01/08/2018
2	3/1046 Norman St WENDOUREE 3355	\$185,000	21/08/2018
3	1/1110 Grevillea Rd WENDOUREE 3355	\$172,250	13/07/2018

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.~~

1/52 Montgomery Street, Wendouree Vic 3355



Troy Anwyl  
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2 1 1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$185,000 - \$195,000  
**Median Unit Price**  
Year ending September 2018: \$216,000

## Comparable Properties



1/6 Marilyn St WENDOUREE 3355 (REI/VG)

**Agent Comments**

2 1 -

**Price:** \$185,000  
**Method:** Private Sale  
**Date:** 01/08/2018  
**Rooms:** -  
**Property Type:** Unit



3/1046 Norman St WENDOUREE 3355 (REI/VG) **Agent Comments**

1 1 1

**Price:** \$185,000  
**Method:** Private Sale  
**Date:** 21/08/2018  
**Rooms:** 1  
**Property Type:** Unit



1/1110 Grevillea Rd WENDOUREE 3355 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$172,250  
**Method:** Private Sale  
**Date:** 13/07/2018  
**Rooms:** -  
**Property Type:** Unit