

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

61 Hastings Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$335,000

&

\$345,000

Median sale price

Median price

\$320,000

House

X

Unit

Suburb or locality

Wendouree

Period - From

01/01/2018

to

31/12/2018

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 | 110 Grandview Gr WENDOUREE 3355 | \$349,500 | 04/12/2018 |
| 2 | 20 Halbert St WENDOUREE 3355 | \$345,000 | 16/01/2019 |
| 3 | 5 Rolf Ct WENDOUREE 3355 | \$335,000 | 08/01/2019 |

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



110 Grandview Gr WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$349,500

Method: Private Sale

Date: 04/12/2018

Rooms: -

Property Type: House

Land Size: 733 sqm approx



20 Halbert St WENDOUREE 3355 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 16/01/2019

Rooms: 5

Property Type: House (Res)



5 Rolf Ct WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$335,000

Method: Private Sale

Date: 08/01/2019

Rooms: 4

Property Type: House

Land Size: 858 sqm approx