

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

49 Harold Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$330,000 & \$350,000

Median sale price

Median price \$351,000 Property Type House Suburb Wendouree

Period - From 01/01/2020 to 31/03/2020 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 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
1	14 Elizabeth St WENDOUREE 3355	\$355,000	26/03/2020
2	8 Huntington St WENDOUREE 3355	\$352,000	14/05/2020
3	348 Forest St WENDOUREE 3355	\$335,000	26/05/2020

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 18 months.~~

This Statement of Information was prepared on:

01/06/2020 16:22



3 1 2

Rooms: 5/3

Property Type: House (Previously Occupied - Detached)

Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price

\$330,000 - \$350,000

Median House Price

March quarter 2020: \$351,000

Comparable Properties



14 Elizabeth St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$355,000

Method: Private Sale

Date: 26/03/2020

Rooms: 4

Property Type: House

Land Size: 594 sqm approx



8 Huntington St WENDOUREE 3355 (REI)

Agent Comments

3 1 3

Price: \$352,000

Method: Sale by Tender

Date: 14/05/2020

Property Type: House

Land Size: 666 sqm approx



348 Forest St WENDOUREE 3355 (REI)

Agent Comments

3 1 2

Price: \$335,000

Method: Private Sale

Date: 26/05/2020

Rooms: 4

Property Type: House (Res)