

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

30 Ivanhoe Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$325,000 & \$355,000

Median sale price

Median price \$345,444 Property Type House Suburb Wendouree

Period - From 08/10/2019 to 07/10/2020 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	17 Waldemar St WENDOUREE 3355	\$355,000	03/10/2019
2	12 Waldemar St WENDOUREE 3355	\$343,000	30/06/2020
3	10 Locksley St WENDOUREE 3355	\$343,000	17/05/2019

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 18 months.~~

This Statement of Information was prepared on:

08/10/2020 11:37

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Indicative Selling Price

\$325,000 - \$355,000

Median House Price

08/10/2019 - 07/10/2020: \$345,444



3 1 1

Property Type: House (Previously Occupied - Detached)

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



17 Waldemar St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$355,000

Method: Private Sale

Date: 03/10/2019

Property Type: House

Land Size: 612 sqm approx



12 Waldemar St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 1

Price: \$343,000

Method: Private Sale

Date: 30/06/2020

Property Type: House

Land Size: 685 sqm approx



10 Locksley St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$343,000

Method: Private Sale

Date: 17/05/2019

Rooms: 5

Property Type: House

Land Size: 613 sqm approx