Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 30 Ivanhoe Street, Wendouree Vic 3355

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$325,000		&		\$355,000			
Median sale pi	rice							
Median price	\$345,444	Pro	operty Type	Hou	se		Suburb	Wendouree
Period - From	08/10/2019	to	07/10/2020		So	urce	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.

Ad	dress 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



30 Ivanhoe Street, Wendouree Vic 3355







Property Type: House (Previously Occupied - Detached) Land Size: 613 sqm approx Agent Comments Francesca Nicol 03 5331 3911 0412 276 899 fnicol@bigginscott.com.au

Indicative Selling Price \$325,000 - \$355,000 Median House Price 08/10/2019 - 07/10/2020: \$345,444

Comparable Properties



17 Waldemar St WENDOUREE 3355 (REI/VG) Agent Comments



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) Agen

Agent Comments

Agent Comments



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)



Price: \$343,000 Method: Private Sale Date: 17/05/2019 Rooms: 5 Property Type: House Land Size: 613 sqm approx

Account - Biggin & Scott | P: 03 5331 3911



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.