

# 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

9 Iris Avenue, 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 \$420,000

&

\$440,000

### Median sale price

Median price \$326,000

Property Type House

Suburb Wendouree

Period - From 01/07/2018

to 30/06/2019

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	12 Elaine Av ALFREDTON 3350	\$446,200	31/10/2018
2	22 Lake St WENDOUREE 3355	\$430,000	13/06/2019
3	507 Norman St BALLARAT NORTH 3350	\$415,000	27/05/2019

**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:

10/10/2019 13:03



4 2 2

**Rooms:** 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 638 sqm approx

Agent Comments

Impressive from start to finish, this sleek and sophisticated renovation has transformed this property into a very desirable family home. With its modern conveniences, superbly appointed Kitchen, stunning bathroom's, living and alfresco areas, perfectly complimented by its external shedding this property covers all bases. On entering the home, you are greeted by one of the more impressive master suites you will see in the suburb – Complimented with its own gas fireplace, Walk in Robe & modern ensuite, you will want to spend your day's there!

## Comparable Properties



**12 Elaine Av ALFREDTON 3350 (REI/VG)**

Agent Comments

4 - -

**Price:** \$446,200

**Method:** Private Sale

**Date:** 31/10/2018

**Property Type:** House (Res)

**Land Size:** 746 sqm approx



**22 Lake St WENDOUREE 3355 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$430,000

**Method:** Private Sale

**Date:** 13/06/2019

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 985 sqm approx



**507 Norman St BALLARAT NORTH 3350 (VG)**

Agent Comments

4 - -

**Price:** \$415,000

**Method:** Sale

**Date:** 27/05/2019

**Property Type:** House (Res)

**Land Size:** 766 sqm approx