

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

31 Prefect 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 \$265,000 House ☒ Unit ☐ Suburb or locality Wendouree

Period - From 01/04/2017 to 31/03/2018 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	11 El Ramleh Av WENDOUREE 3355	\$360,000	29/05/2018
2	15 Grandview Gr WENDOUREE 3355	\$350,000	27/05/2018
3	17 Prefect St WENDOUREE 3355	\$320,000	16/04/2018

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.



3
 1
 3

Rooms: 4**Property Type:** House (Previously Occupied - Detached)**Land Size:** 613 sqm approx

Agent Comments

Indicative Selling Price

\$325,000 - \$355,000

Median House Price

Year ending March 2018: \$265,000

Immaculate home, perfect for the family, located in a quiet street only minutes to shopping centres, supermarkets, cafes, secondary and primary schools and Lake Wendouree. There are 3 good sized bedrooms all with BIRs, two gas heaters and a/c for all year round comfort, light filled spacious kitchen/dining with modern appliances opening into the cosy lounge with brand new carpet. Renovated central bathroom with separate toilet. There is a 2nd living area that would make a great rumpus room and opens on to the huge undercover rear deck which is perfect for a bbq with family.

Comparable Properties

**11 El Ramleh Av WENDOUREE 3355 (REI)**

Agent Comments

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 1
 2

Price: \$360,000**Method:** Private Sale**Date:** 29/05/2018**Rooms:** 4**Property Type:** House**Land Size:** 658 sqm approx**15 Grandview Gr WENDOUREE 3355 (REI)**

Agent Comments

3
 1
 2

Price: \$350,000**Method:** Private Sale**Date:** 27/05/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 655 sqm approx**17 Prefect St WENDOUREE 3355 (REI/VG)**

Agent Comments

3
 1
 2

Price: \$320,000**Method:** Private Sale**Date:** 16/04/2018**Rooms:** -**Property Type:** House**Land Size:** 618 sqm approx