

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2a Brinkley Avenue, Wendouree Vic 3355

Indicative selling price

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

Range between \$345,000

&

\$355,000

Median sale price

Median price \$330,000

House

X

Unit

Suburb Wendouree

Period - From 01/07/2018

to 30/09/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	2/300a Heinz La INVERMAY PARK 3350	\$355,000	24/08/2018
2	1/415b Ligar St SOLDIERS HILL 3350	\$350,000	08/11/2018
3	838a Howitt St WENDOUREE 3355	\$350,000	04/09/2018

OR

- B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

2a Brinkley Avenue, Wendouree Vic 3355



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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$345,000 - \$355,000
Median House Price
September quarter 2018: \$330,000

Comparable Properties



2/300a Heinz La INVERMAY PARK 3350
(REI/VG)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 24/08/2018
Rooms: 3
Property Type: Unit



1/415b Ligar St SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 08/11/2018
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 295 sqm approx



838a Howitt St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 04/09/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 477 sqm approx