

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

5 Goderic Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$285,000

&

\$295,000

Median sale price

Median price \$301,500

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/01/2018

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	32 Eton St WENDOUREE 3355	\$305,000	23/05/2018
2	7 Elizabeth St WENDOUREE 3355	\$302,500	17/04/2018
3	1130 Grevillea Rd WENDOUREE 3355	\$284,000	07/05/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 656 sqm approx

Agent Comments

Indicative Selling Price

\$285,000 - \$295,000

Median House Price

March quarter 2018: \$301,500

Comparable Properties



32 Eton St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 23/05/2018

Rooms: 4

Property Type: House

Land Size: 618 sqm approx



7 Elizabeth St WENDOUREE 3355 (VG)

Agent Comments



Price: \$302,500

Method: Sale

Date: 17/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 609 sqm approx



1130 Grevillea Rd WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$284,000

Method: Private Sale

Date: 07/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 585 sqm approx