

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

46 Eton Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$325,000

&

\$335,000

Median sale price

Median price \$326,000

House

X

Unit

Suburb or locality

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 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	5 Carpenter St WENDOUREE 3355	\$330,000	05/08/2019
2	7 Rotherwood St WENDOUREE 3355	\$330,000	10/07/2019
3	386 Forest St WENDOUREE 3355	\$325,000	16/07/2019

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 eighteen months.



 3  1  2

Rooms:

Property Type: House (Res)

Land Size: 673 sqm approx

Agent Comments

Comparable Properties



5 Carpenter St WENDOUREE 3355 (REI)

Agent Comments

 3  1  1

Price: \$330,000

Method: Private Sale

Date: 05/08/2019

Rooms: 4

Property Type: House

Land Size: 613 sqm approx



7 Rotherwood St WENDOUREE 3355 (REI)

Agent Comments

 3  1  1

Price: \$330,000

Method: Private Sale

Date: 10/07/2019

Rooms: 4

Property Type: House

Land Size: 889 sqm approx



386 Forest St WENDOUREE 3355 (REI)

Agent Comments

 3  1  3

Price: \$325,000

Method: Private Sale

Date: 16/07/2019

Rooms: 4

Property Type: House (Res)

Land Size: 747 sqm approx