

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

18 Shelley Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$350,000 & \$360,000

Median sale price

Median price \$255,500 House X Unit Suburb or locality Wendouree

Period - From 01/04/2017 to 30/06/2017 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 | 21 Fisher St WENDOUREE 3355 | \$350,000 | 26/07/2017 |
| 2 | 40 Shelley St WENDOUREE 3355 | \$342,000 | 30/06/2016 |
| 3 | 25 Brinkley Av WENDOUREE 3355 | \$330,000 | 20/07/2017 |

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.~~

18 Shelley Street, Wendouree Vic 3355

Sean Toohey

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Indicative Selling Price

\$350,000 - \$360,000

Median House Price

June quarter 2017: \$255,500



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 676 sqm approx

Agent Comments

Comparable Properties



21 Fisher St WENDOUREE 3355 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 26/07/2017

Rooms: -

Property Type: House (Res)



40 Shelley St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$342,000

Method: Private Sale

Date: 30/06/2016

Rooms: 5

Property Type: House

Land Size: 676 sqm approx



25 Brinkley Av WENDOUREE 3355 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 20/07/2017

Rooms: -

Property Type: House (Res)