

# 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

8 Huntington Street, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$349,000 & \$359,000

### Median sale price

Median price \$330,000 Property Type House Suburb Wendouree

Period - From 01/10/2019 to 31/12/2019 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 18 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	8 Langham Rd WENDOUREE 3355	\$390,000	06/03/2020
2	5 Ealing Av WENDOUREE 3355	\$385,000	25/02/2020
3	5 Yvonne St WENDOUREE 3355	\$380,000	20/01/2020

**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 18 months.~~

This Statement of Information was prepared on:

09/03/2020 15:41

8 Huntington Street, Wendouree Vic 3355



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**Indicative Selling Price**

\$380,000 - \$390,000

**Median House Price**

December quarter 2019: \$330,000



**Property Type:** House (Res)

**Land Size:** 669 sqm approx

Agent Comments

## Comparable Properties



**8 Langham Rd WENDOUREE 3355 (REI)**

Agent Comments



**Price:** \$390,000

**Method:** Private Sale

**Date:** 06/03/2020

**Rooms:** 4

**Property Type:** House



**5 Ealing Av WENDOUREE 3355 (REI)**

Agent Comments



**Price:** \$385,000

**Method:** Private Sale

**Date:** 25/02/2020

**Rooms:** 4

**Property Type:** House (Res)



**5 Yvonne St WENDOUREE 3355 (REI/VG)**

Agent Comments



**Price:** \$380,000

**Method:** Private Sale

**Date:** 20/01/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 617 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.