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Rooms: 5
Property Type: House
Land Size: 744 sqm
Agent Comments

Indicative Selling Price
\$185,000 - \$195,000
Median House Price
Year ending March 2017: \$240,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



39 Willow Gr WENDOUREE 3355 (REI)

Agent Comments

3 1 2

Price: \$200,000
Method: Private Sale
Date: 30/01/2017
Rooms: -
Property Type: House



75 Wattle Av WENDOUREE 3355 (REI)

Agent Comments

3 1 1

Price: \$185,000
Method: Private Sale
Date: 07/05/2016
Rooms: 4
Property Type: House



22 Banksia Rd WENDOUREE 3355 (REI)

Agent Comments

3 1 2

Price: \$178,000
Method: Private Sale
Date: 12/09/2016
Rooms: 5
Property Type: House (Res)

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

3 Olive Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$185,000

&

\$195,000

Median sale price

Median price \$240,000

House

X

Suburb or locality

Wendouree

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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
39 Willow Gr WENDOUREE 3355	\$200,000	30/01/2017
75 Wattle Av WENDOUREE 3355	\$185,000	07/05/2016
22 Banksia Rd WENDOUREE 3355	\$178,000	12/09/2016