

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

2 John Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$320,000 & \$340,000

Median sale price

Median price \$330,000 House ☒ Unit ☐ Suburb or locality Wendouree

Period - From 01/07/2018 to 30/09/2018 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	108 Grandview Gr WENDOUREE 3355	\$340,000	18/07/2018
2	5 Goderic St WENDOUREE 3355	\$332,000	20/07/2018
3	338 Forest St WENDOUREE 3355	\$330,000	14/08/2018

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.

2 John Street, Wendouree Vic 3355

Chris Gladman
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Indicative Selling Price

\$325,000 - \$345,000

Median House Price

September quarter 2018: \$330,000



 3  1  1

Rooms:

Property Type: House

Land Size: 724 sqm approx

Agent Comments

Comparable Properties



108 Grandview Gr WENDOUREE 3355 (REI/VG)

Agent Comments

 3  -  -

Price: \$340,000

Method: Private Sale

Date: 18/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 679 sqm approx



5 Goderic St WENDOUREE 3355 (VG)

Agent Comments

 3  -  -

Price: \$332,000

Method: Sale

Date: 20/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 657 sqm approx



338 Forest St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  1

Price: \$330,000

Method: Private Sale

Date: 14/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 590 sqm approx