

## 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

1/9 Edgar 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 \$235,000

&

\$245,000

#### Median sale price

Median price \$280,000

House

X

Unit

Suburb or locality Wendouree

Period - From 01/07/2017

to 30/06/2018

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

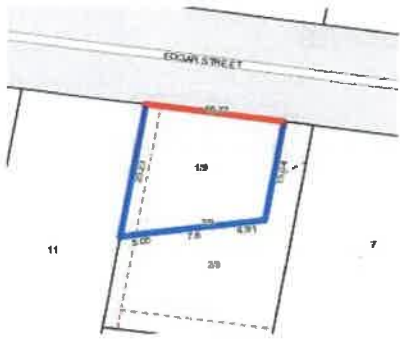
**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property | Price     | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 3/15 Lake St WENDOUREE 3355    | \$258,017 | 17/11/2017   |
| 2 | 1/1 Adela St WENDOUREE 3355    | \$247,000 | 25/05/2018   |
| 3 | 7/25 Dare St WENDOUREE 3355    | \$238,000 | 28/08/2018   |

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.~~

## 1/9 Edgar Street, Wendouree Vic 3355



2 Bedrooms - 1 Car

**Rooms:**

**Property Type:** Townhouse  
(Single)

**Agent Comments**

**Indicative Selling Price**  
\$235,000 - \$245,000  
**Median House Price**  
Year ending June 2018: \$280,000

## Comparable Properties



**3/15 Lake St WENDOUREE 3355 (VG)**

**Agent Comments**

2 Bedrooms - 1 Car

**Price:** \$258,017

**Method:** Sale

**Date:** 17/11/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**1/1 Adela St WENDOUREE 3355 (REI/VG)**

**Agent Comments**

2 Bedrooms - 1 Car

**Price:** \$247,000

**Method:** Private Sale

**Date:** 25/05/2018

**Rooms:** 3

**Property Type:** Unit



**7/25 Dare St WENDOUREE 3355 (VG)**

**Agent Comments**

2 Bedrooms - 1 Car

**Price:** \$238,000

**Method:** Sale

**Date:** 28/08/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)