

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

17 Prefect Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$275,000

&

\$295,000

Median sale price

Median price \$261,500

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/10/2017

to

31/12/2017

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 | 16 Essex St WENDOUREE 3355 | \$298,000 | 13/11/2017 |
| 2 | 9 Gilbert St WENDOUREE 3355 | \$297,000 | 04/11/2016 |
| 3 | 13 Essex St WENDOUREE 3355 | \$292,999 | 26/10/2016 |

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.

17 Prefect Street, Wendouree Vic 3355

Vicky Vermeend

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Indicative Selling Price

\$275,000 - \$295,000

Median House Price

December quarter 2017: \$261,500



 3  1  1

Rooms:

Property Type: House

Land Size: 615 sqm approx

Agent Comments

Comparable Properties



16 Essex St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  -  -

Price: \$298,000

Method: Private Sale

Date: 13/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 676 sqm approx



9 Gilbert St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  2

Price: \$297,000

Method: Private Sale

Date: 04/11/2016

Rooms: 4

Property Type: House (Res)

Land Size: 602 sqm approx



13 Essex St WENDOUREE 3355 (VG)

Agent Comments

 2  -  -

Price: \$292,999

Method: Sale

Date: 26/10/2016

Rooms: -

Property Type: House (Res)

Land Size: 689 sqm approx