Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$530,500

Property	offered	for sale
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Address	28 Rozel Avenue, Wendouree Vic 3355
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$530,000	&	\$550,000
range between	φοσο,σσο	~	, 4000,000

Median sale price

Median price	\$470,000	Pro	perty Type	House		Suburb	Wendouree
Period - From	01/07/2021	to	30/09/2021		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.

Add	dress of comparable property	Price	Date of sale
1	1 Rozel Av WENDOUREE 3355	\$560,000	06/08/2021
2	14 Harrow St WENDOUREE 3355	\$536,000	20/12/2021

OR

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20 Eton St WENDOUREE 3355

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:	21/01/2022 12:57



08/11/2021



Trevor Petrie 03 5333 4322 0418 503 767 trevor@trevorpetrie.com.au

Indicative Selling Price \$530,000 - \$550,000 **Median House Price**

September quarter 2021: \$470,000



Property Type: House (Previously Occupied - Detached)

Land Size: 632 sqm approx **Agent Comments**

Comparable Properties



1 Rozel Av WENDOUREE 3355 (REI/VG)

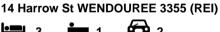




Price: \$560,000 Method: Private Sale Date: 06/08/2021 Property Type: House Land Size: 846 sqm approx

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Price: \$536,000 Method: Private Sale Date: 20/12/2021 Property Type: House Land Size: 701 sqm approx **Agent Comments**

Agent Comments



20 Eton St WENDOUREE 3355 (REI/VG)

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Price: \$530,500 Method: Private Sale Date: 08/11/2021 Property Type: House Land Size: 600 sqm approx **Agent Comments**

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



