



 3  2  2

Rooms:

Property Type: House

Land Size: 665 sqm

Agent Comments

Comparable Properties

6 Spielberg Ct WENDOUREE 3355 (VG)

Agent Comments

 4  -  -

Price: \$330,000

Method: Sale

Date: 11/10/2016

Rooms: -

Property Type: House (Res)

Land Size: 657 sqm



20 Rozel Av WENDOUREE 3355 (REI/VG)

Agent Comments

 4  2  2

Price: \$320,000

Method: Private Sale

Date: 11/01/2017

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm



41 Pauls Cr WENDOUREE 3355 (REI/VG)

Agent Comments

 3  2  2

Price: \$314,500

Method: Private Sale

Date: 08/12/2015

Rooms: 4

Property Type: House

Land Size: 602 sqm

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

12 Redford Drive, Wendouree Vic 3355

Indicative selling price

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

Range between \$319,000 & \$339,000

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
6 Spielberg Ct WENDOUREE 3355	\$330,000	11/10/2016
20 Rozel Av WENDOUREE 3355	\$320,000	11/01/2017
41 Pauls Cr WENDOUREE 3355	\$314,500	08/12/2015