

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

11 Elizabeth Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$305,000 House ☒ Unit ☐ Suburb or locality Wendouree

Period - From 01/10/2017 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	7 Hancock St WENDOUREE 3355	\$327,000	01/08/2018
2	5 Leonard St WENDOUREE 3355	\$327,000	24/05/2018
3	66 Hastings St WENDOUREE 3355	\$320,000	29/10/2018

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 604 sqm approx

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median House Price

Year ending September 2018: \$305,000

This magnificently presented 3 bedroom home is the perfect opportunity for the astute investor, first home buyer or family looking to be close to schools. Within walking distance to the beautiful Lake Wendouree, this immaculate home stands out as an exceptional opportunity to secure a property early in 2019. Set back from the street behind a gorgeous garden on an allotment of 604m2 with a secure rear yard for the kids to run around or for a summer's game of backyard cricket, you will feel at home as soon as you pull into the driveway.

Comparable Properties

**7 Hancock St WENDOUREE 3355 (REI/VG)**

Agent Comments

3 1 2

Price: \$327,000**Method:** Private Sale**Date:** 01/08/2018**Rooms:** 4**Property Type:** House**Land Size:** 668 sqm approx**5 Leonard St WENDOUREE 3355 (REI/VG)**

Agent Comments

3 1 1

Price: \$327,000**Method:** Private Sale**Date:** 24/05/2018**Rooms:** -**Property Type:** House**Land Size:** 780 sqm approx**66 Hastings St WENDOUREE 3355 (REI/VG)**

Agent Comments

3 1 3

Price: \$320,000**Method:** Private Sale**Date:** 29/10/2018**Rooms:** -**Property Type:** House**Land Size:** 677 sqm approx