## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

		Section 4/AF of the Estate Agents Act 1980	
Property offered for	Address including suburb or reality and postcode  **ative selling price**  The meaning of this price see consumer.vic.gov.au/underquoting*  The ge between \$177,500 & \$195,000  The meaning of this price see consumer.vic.gov.au/underquoting*  The meaning of this price see consumer.vic.gov.au/		
Address Including suburb or locality andpostcode	453 Gillies Street, Wendouree	Vic 3355	
Indicative selling price	ce		
For the meaning of this p	orice see consumer.vic.gov.au/u	nderquoting	
Range between \$177,	500 &	\$195,000	
Median sale price			
Median price \$329,00	00 House X Ur	it Suburb or locality Wendouree	
Period - From 01/04/2	018 to 31/03/2019	Source REIV	
Comparable property	sales (*Delete A or B belov	v as applicable)	
A* These are the the eighteen months	ree properties sold within five ki s that the estate agent or agent'	lometres of the property for sale in the last s representative considers to be most comparable	

to the property for sale.

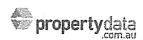
Ad	dress of comparable property	Price	Date of sale
1	1229 Norman St WENDOUREE 3355	\$220,000	18/12/2018
2	57 Primrose St WENDOUREE 3355	\$197,500	19/07/2018
3	439 Gillies St.N WENDOUREE 3355	\$180,000	31/01/2019

## OR

<u> 2\*</u> 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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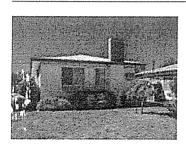


Property Type: House (Previously

Occupied - Detached) Land Size: 604 sqm approx Agent Comments

Indicative Selling Price \$177,500 - \$195,000 Median House Price Year ending March 2019: \$329,000

## Comparable Properties



1229 Norman St WENDOUREE 3355 (REI/VG)

2 (A) 2

Price: \$220,000 Method: Private Sale Date: 18/12/2018 Rooms: -

Property Type: House Land Size: 699 sqm approx **Agent Comments** 



57 Primrose St WENDOUREE 3355 (REI/VG)

2

Price: \$197,500 Method: Private Sale Date: 19/07/2018 Rooms: -

Property Type: House (Res) Land Size: 606 sqm approx

Agent Comments



439 Gillies St.N WENDOUREE 3355 (REI/VG)

Price: \$180,000

Method: Sold Before Auction

Date: 31/01/2019 Rooms: 4

Property Type: House Land Size: 604 sqm approx Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.