

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

453 Gillies Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$177,500

&

\$195,000

Median sale price

Median price

\$329,000

House

X

Unit

Suburb or locality

Wendouree

Period - From

01/04/2018

to

31/03/2019

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	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

- ~~**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.~~

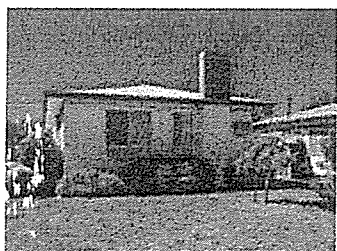
453 Gillies Street, Wendouree Vic 3355



Rooms:
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

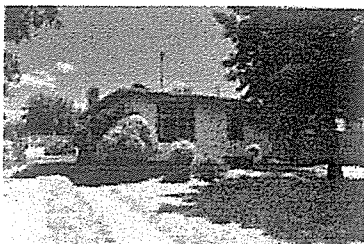
Comparable Properties



1229 Norman St WENDOUREE 3355 (REI/VG) **Agent Comments**



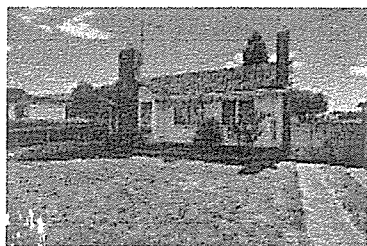
Price: \$220,000
Method: Private Sale
Date: 18/12/2018
Rooms: -
Property Type: House
Land Size: 699 sqm approx



57 Primrose St WENDOUREE 3355 (REI/VG) **Agent Comments**



Price: \$197,500
Method: Private Sale
Date: 19/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 606 sqm approx



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



Price: \$180,000
Method: Sold Before Auction
Date: 31/01/2019
Rooms: 4
Property Type: House
Land Size: 604 sqm approx