

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

7 Hancock Street, Wendouree Vic 3355

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$285,000 & \$300,000

Median sale price

Median price \$301,500 House X Unit Suburb or locality Wendouree

Period - From 01/01/2018 to 31/03/2018 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	17 Browns Pde WENDOUREE 3355	\$296,000	05/02/2017
2	38 Lake St WENDOUREE 3355	\$295,000	12/02/2018
3	6 Aubrey St WENDOUREE 3355	\$294,000	09/02/2017

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.



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 668 sqm approx

Agent Comments

Indicative Selling Price

\$285,000 - \$300,000

Median House Price

March quarter 2018: \$301,500

Comparable Properties



17 Browns Pde WENDOUREE 3355 (REI/VG)

Agent Comments

3 2 4

Price: \$296,000

Method: Private Sale

Date: 05/02/2017

Rooms: 6

Property Type: House (Res)

Land Size: 706 sqm approx



38 Lake St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$295,000

Method: Private Sale

Date: 12/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 577 sqm approx



6 Aubrey St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$294,000

Method: Private Sale

Date: 09/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 661 sqm approx