

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

21 Alexander Avenue, Wendouree Vic 3355

Indicative selling price

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

Range between \$435,000 & \$460,000

Median sale price

Median price \$350,000 Property Type House Suburb Wendouree

Period - From 15/01/2020 to 14/01/2021 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 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
1	2 El Ramleh Av WENDOUREE 3355	\$445,000	18/05/2020
2	30 Grammar St WENDOUREE 3355	\$444,500	21/10/2020
3	69 Marie Cr WENDOUREE 3355	\$443,000	07/12/2020

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 18 months.~~

This Statement of Information was prepared on:

15/01/2021 10:03



Property Type: House (Previously Occupied - Detached)

Land Size: 629 sqm approx

Agent Comments

Comparable Properties



2 El Ramleh Av WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 18/05/2020

Rooms: 4

Property Type: House

Land Size: 754 sqm approx



30 Grammar St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$444,500

Method: Private Sale

Date: 21/10/2020

Property Type: House (Res)

Land Size: 613 sqm approx



69 Marie Cr WENDOUREE 3355 (REI)

Agent Comments



Price: \$443,000

Method: Private Sale

Date: 07/12/2020

Property Type: House