

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

61 McNulty Drive, Wendouree Vic 3355

Indicative selling price

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

Range between \$265,000 & \$285,000

Median sale price

Median price \$265,000 House X Unit Suburb or locality Wendouree

Period - From 01/04/2017 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	60 McNulty Dr WENDOUREE 3355	\$275,000	19/07/2017
2	101 McNulty Dr WENDOUREE 3355	\$268,000	13/10/2017
3	97 McNulty Dr WENDOUREE 3355	\$265,000	13/12/2017

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.

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Indicative Selling Price

\$265,000 - \$285,000

Median House Price

Year ending March 2018: \$265,000



3 2 2

Rooms: 5**Property Type:** House (Res)**Land Size:** 300 sqm approx

Agent Comments

Ideal for the first home owner or investor, this immaculate home with a practical and clever floor plan is sure to please. Spacious open plan kitchen/meals/living area with stainless steel appliances including dishwasher and gas cooking. Three good sized bedrooms with BIR's (master with walk-in robe), and two bathrooms (master bedroom with ensuite), separate laundry plus direct access to the DLUG with remote. Further features of this home include central heating plus split system to main living zone, ample storage, plus a low maintenance and enclosed rear yard.

Comparable Properties

60 McNulty Dr WENDOUREE 3355 (REI/VG)

Agent Comments

3 - -

Price: \$275,000**Method:** Private Sale**Date:** 19/07/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 315 sqm approx**101 McNulty Dr WENDOUREE 3355 (REI/VG)**

Agent Comments

3 2 2

Price: \$268,000**Method:** Private Sale**Date:** 13/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 359 sqm approx**97 McNulty Dr WENDOUREE 3355 (REI/VG)**

Agent Comments

3 2 2

Price: \$265,000**Method:** Private Sale**Date:** 13/12/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 302 sqm approx