

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 Ercil Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$470,000 & \$490,000

Median sale price

Median price \$500,000 Property Type House Suburb Wendouree

Period - From 01/04/2022 to 30/06/2022 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	10 Romney St WENDOUREE 3355	\$495,000	05/08/2022
2	4 Harold St WENDOUREE 3355	\$490,000	06/07/2022
3	309 Dowling St WENDOUREE 3355	\$480,000	26/05/2022

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:

08/08/2022 13:58



Property Type:

Agent Comments

Comparable Properties



10 Romney St WENDOUREE 3355 (REI)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 05/08/2022

Property Type: House

Land Size: 724 sqm approx



4 Harold St WENDOUREE 3355 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 06/07/2022

Property Type: House (Res)



309 Dowling St WENDOUREE 3355 (VG)

Agent Comments



Price: \$480,000

Method: Sale

Date: 26/05/2022

Property Type: House (Res)

Land Size: 788 sqm approx