Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 21 Ercil Street, Wendouree Vic 3355

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$470,000		&		\$490,000			
Median sale p	rice							
Median price	\$500,000	Pro	operty Type	Hou	se		Suburb	Wendouree
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Add	dress 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





FOR 5333 4322



Property Type: Agent Comments

Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$470,000 - \$490,000 **Median House Price** June quarter 2022: \$500,000

Comparable Properties



10 Romney St WENDOUREE 3355 (REI) **---** 3 2

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

Agent Comments



Price: \$480,000 Method: Sale Date: 26/05/2022 Property Type: House (Res) Land Size: 788 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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