

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 CAMBRIDGE STREET, WENDOUREE,

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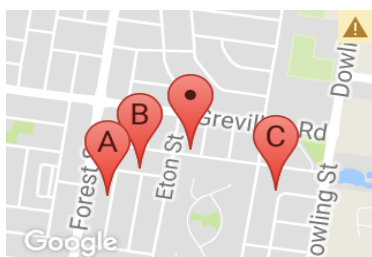
Indicative Selling Price

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

Price Range: \$285,000 to \$295,000

Provided by: Anne Williams, Geoff Sewell Real Estate

MEDIAN SALE PRICE



WENDOUREE, VIC, 3355

Suburb Median Sale Price (House)

\$260,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



17 ELIZABETH ST, WENDOUREE, VIC 3355

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Sale Price

\$283,000

Sale Date: 31/01/2018

Distance from Property: 320m



12 COULTER ST, WENDOUREE, VIC 3355

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Sale Price

\$320,000

Sale Date: 17/01/2018

Distance from Property: 180m



1/47 PAULS CRES, WENDOUREE, VIC 3355

3 1 1

Sale Price

\$236,000

Sale Date: 20/12/2017

Distance from Property: 315m



This report has been compiled on 12/04/2018 by Geoff Sewell Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30 CAMBRIDGE STREET, WENDOUREE, VIC 3355

Indicative selling price

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

Price Range:

\$285,000 to \$295,000

Median sale price

Median price

\$260,000

House

X

Unit


Suburb

WENDOUREE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
17 ELIZABETH ST, WENDOUREE, VIC 3355	\$283,000	31/01/2018
12 COULTER ST, WENDOUREE, VIC 3355	\$320,000	17/01/2018
1/47 PAULS CRES, WENDOUREE, VIC 3355	\$236,000	20/12/2017