

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

22 Mathilda Street, Wendouree Vic 3355

Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$330,000

Property Type

House

Suburb

Wendouree

Period - From

01/07/2019

to

30/09/2019

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	92 Learmonth Rd WENDOUREE 3355	\$338,000	23/11/2019
2	2 Margaret St WENDOUREE 3355	\$322,000	18/11/2019
3	21 Malmesbury St WENDOUREE 3355	\$318,000	19/11/2019

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:

11/01/2020 08:57



Property Type: House

Land Size: 712.691 sqm approx

Agent Comments

Comparable Properties



92 Learmonth Rd WENDOUREE 3355 (REI)

Agent Comments



Price: \$338,000

Method: Private Sale

Date: 23/11/2019

Rooms: 4

Property Type: House

Land Size: 603 sqm approx

2 Margaret St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$322,000

Method: Private Sale

Date: 18/11/2019

Property Type: House (Res)

Land Size: 701 sqm approx



21 Malmesbury St WENDOUREE 3355 (REI)

Agent Comments



Price: \$318,000

Method: Private Sale

Date: 19/11/2019

Rooms: 5

Property Type: House (Res)

Land Size: 602 sqm approx