

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

4/1018 Howitt Street, Wendouree Vic 3355

Indicative selling price

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

Single price \$539,950

Median sale price

Median price \$377,250

Property Type Unit

Suburb Wendouree

Period - From 08/08/2022

to

07/08/2023

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	2 Elmstone La LAKE GARDENS 3355	\$555,000	02/09/2022
2	1002 Macarthur St LAKE WENDOUREE 3350	\$540,000	12/04/2023
3	522b Peel St.N BLACK HILL 3350	\$535,000	20/02/2023

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:

08/08/2023 12:13

4/1018 Howitt Street, Wendouree Vic 3355



Scott Petrie

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Indicative Selling Price

\$539,950

Median Unit Price

08/08/2022 - 07/08/2023: \$377,250



3 2 3

Rooms: 5

Property Type: Townhouse

Agent Comments

Comparable Properties



2 Elmstone La LAKE GARDENS 3355 (REI/VG) Agent Comments

3 2 2

Price: \$555,000

Method: Private Sale

Date: 02/09/2022

Property Type: Townhouse (Single)

Land Size: 338 sqm approx



1002 Macarthur St LAKE WENDOUREE 3350 (REI/VG) Agent Comments

2 1 1

Price: \$540,000

Method: Private Sale

Date: 12/04/2023

Property Type: Townhouse (Res)

Land Size: 233 sqm approx



522b Peel St.N BLACK HILL 3350 (REI/VG) Agent Comments

3 2 2

Price: \$535,000

Method: Private Sale

Date: 20/02/2023

Property Type: Townhouse (Single)

Land Size: 319 sqm approx

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



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