

# 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

830 Howitt Street, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$349,000 & \$359,000

### Median sale price

Median price \$330,000 Property Type House Suburb Wendouree

Period - From 01/10/2019 to 31/12/2019 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	113 Lonsdale St REDAN 3350	\$350,000	06/02/2020
2	334 Forest St WENDOUREE 3355	\$350,000	24/02/2020
3	1253 Norman St WENDOUREE 3355	\$345,888	11/03/2020

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:

20/03/2020 14:20



3   1   2

**Property Type:** House  
**Land Size:** 731 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$349,000 - \$359,000  
**Median House Price**  
December quarter 2019: \$330,000

## Comparable Properties



**113 Lonsdale St REDAN 3350 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 06/02/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 769 sqm approx



**334 Forest St WENDOUREE 3355 (REI)**

**Agent Comments**

3   1   2

**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 24/02/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 630 sqm approx



**1253 Norman St WENDOUREE 3355 (REI)**

**Agent Comments**

3   2   2

**Price:** \$345,888  
**Method:** Private Sale  
**Date:** 11/03/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx