

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

9 Leonard Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$350,000

&

\$360,000

Median sale price

Median price \$326,000

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/07/2018

to

30/06/2019

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 eighteen 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	8b Mathilda St WENDOUREE 3355	\$415,000	04/07/2019
2	18 Brighton Ct WENDOUREE 3355	\$365,000	29/01/2019
3	12 Leonard St WENDOUREE 3355	\$340,000	15/10/2018

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 eighteen months.



 3  1  1

Rooms:

Property Type: Townhouse (Unit)

Land Size: 264 sqm approx

Agent Comments

Comparable Properties

8b Mathilda St WENDOUREE 3355 (VG)

Agent Comments

 3  -  -

Price: \$415,000

Method: Sale

Date: 04/07/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



18 Brighton Ct WENDOUREE 3355 (VG)

Agent Comments

 2  -  -

Price: \$365,000

Method: Sale

Date: 29/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 269 sqm approx

12 Leonard St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  1

Price: \$340,000

Method: Private Sale

Date: 15/10/2018

Rooms: 4

Property Type: House

Land Size: 269 sqm approx