

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

1/1116 Howitt Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$675,000

&

\$695,000

Median sale price

Median price

\$451,000

Property Type

House

Suburb

Wendouree

Period - From

01/07/2022

to

30/06/2023

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 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	24 Parbury Av LAKE GARDENS 3355	\$695,000	31/08/2022
2	48 St Andrews PI LAKE GARDENS 3355	\$690,000	07/06/2022
3			

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.~~

This Statement of Information was prepared on:

06/10/2023 12:45



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$675,000 - \$695,000

Median House Price

Year ending June 2023: \$451,000

Comparable Properties



24 Parbury Av LAKE GARDENS 3355 (REI/VG) **Agent Comments**

4 2 3

Price: \$695,000

Method: Private Sale

Date: 31/08/2022

Property Type: House (Res)

Land Size: 400 sqm approx



48 St Andrews PI LAKE GARDENS 3355 (REI/VG)

Agent Comments

4 2 2

Price: \$690,000

Method: Private Sale

Date: 07/06/2022

Property Type: House

Land Size: 480 sqm approx

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.