

# 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

2 Paragon Court, 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 \$385,000 & \$395,000

### 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	6 Paragon Ct WENDOUREE 3355	\$392,500	10/08/2019
2	390 Forest St WENDOUREE 3355	\$388,000	11/12/2019
3	44 Langstaffe Dr WENDOUREE 3355	\$380,000	19/12/2019

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:

10/02/2020 16:36



**Property Type:** House (Res)

**Land Size:** 641 sqm approx

Agent Comments

## Comparable Properties



**6 Paragon Ct WENDOUREE 3355 (REI/VG)**

Agent Comments



**Price:** \$392,500

**Method:** Private Sale

**Date:** 10/08/2019

**Property Type:** House (Res)

**Land Size:** 872 sqm approx



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

Agent Comments



**Price:** \$388,000

**Method:** Private Sale

**Date:** 11/12/2019

**Rooms:** 6

**Property Type:** House (Res)



**44 Langstaffe Dr WENDOUREE 3355 (REI)**

Agent Comments



**Price:** \$380,000

**Method:** Private Sale

**Date:** 19/12/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 668 sqm approx