

## 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

26 Brinkley Avenue, 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 \$325,000

&amp;

\$355,000

**Median sale price**

Median price \$329,000

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/04/2018

to

31/03/2019

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	842 Howitt St WENDOUREE 3355	\$400,000	09/07/2018
2	26 Shelley St WENDOUREE 3355	\$341,000	21/11/2018
3	37 Brinkley Av WENDOUREE 3355	\$329,000	30/07/2018

**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   
 2

**Rooms:****Property Type:** House (Res)**Land Size:** 679 sqm approx

Agent Comments

Here is a great opportunity to purchase an appealing brick home with loads of character located in a quiet street only minutes to shopping centres, supermarkets, cafes, secondary and primary schools and just a short walk to Lake Wendouree. There are 3 good sized bedrooms all with BIRs, gas central heating and combustion wood heater, light filled spacious kitchen/dining room with separate lounge. Brand new floor coverings throughout and freshly painted. Central bathroom with 2nd toilet in the laundry.

## Comparable Properties

**842 Howitt St WENDOUREE 3355 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$400,000**Method:** Private Sale**Date:** 09/07/2018**Rooms:** -**Property Type:** House**Land Size:** 728 sqm approx**26 Shelley St WENDOUREE 3355 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$341,000**Method:** Private Sale**Date:** 21/11/2018**Rooms:** 4**Property Type:** House (Res)**Land Size:** 676 sqm approx**37 Brinkley Av WENDOUREE 3355 (REI/VG)**

Agent Comments

3   
 1   
 3

**Price:** \$329,000**Method:** Private Sale**Date:** 30/07/2018**Rooms:** 4**Property Type:** House**Land Size:** 680 sqm approx