

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

3 Ealing Avenue, Wendouree Vic 3355

Indicative selling price

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

Range between

\$350,000

&

\$370,000

Median sale price

Median price

\$320,000

House

X

Unit

Suburb or locality

Wendouree

Period - From

01/01/2018

to

31/12/2018

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	426 Forest St WENDOUREE 3355	\$369,030	11/07/2018
2	38 Carpenter St WENDOUREE 3355	\$350,000	23/02/2019
3	8 Langham Rd WENDOUREE 3355	\$347,000	10/12/2018

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.

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Indicative Selling Price

\$350,000 - \$370,000

Median House Price

Year ending December 2018: \$320,000



3 1 2

Rooms: 5**Property Type:** House (Previously Occupied - Detached)**Land Size:** 657 sqm approx

Agent Comments

Freshly renovated , This gorgeous home boasts 3 spacious bedrooms all with built in robes, 2 way bathroom, central heating throughout as well as reverse cycle split system to living area. The new carpet, paint and new appliances to kitchen, leaves nothing left to do but sit back, relax and enjoy. The DLUG also offers drive-through access to the large immaculate yard with large undercover entertaining area. The addition of a security system and security doors to the property give you piece of mind, whilst the home itself is solid as a rock and is sure to impress.

Comparable Properties

**426 Forest St WENDOUREE 3355 (VG)**

Agent Comments

3 - -

Price: \$369,030**Method:** Sale**Date:** 11/07/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 1009 sqm approx**38 Carpenter St WENDOUREE 3355 (REI)**

Agent Comments

3 1 2

Price: \$350,000**Method:** Private Sale**Date:** 23/02/2019**Rooms:** 3**Property Type:** House (Res)**Land Size:** 636 sqm approx**8 Langham Rd WENDOUREE 3355 (REI/VG)**

Agent Comments

3 1 2

Price: \$347,000**Method:** Private Sale**Date:** 10/12/2018**Rooms:** -**Property Type:** House**Land Size:** 657 sqm approx