

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

230 Learmonth Road, Wendouree Vic 3355

Indicative selling price

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

Range between \$420,000 & \$440,000

Median sale price

Median price \$429,600 Property Type House Suburb Wendouree

Period - From 01/04/2021 to 30/06/2021 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	142 Learmonth Rd WENDOUREE 3355	\$428,000	18/06/2021
2	120 Learmonth Rd WENDOUREE 3355	\$417,000	21/04/2021
3	6 McNulty Dr WENDOUREE 3355	\$420,000	28/05/2021

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:

26/07/2021 11:32



 3  1  6

Rooms: 5
Property Type: House
Land Size: 766 sqm approx
Agent Comments

Indicative Selling Price
\$420,000 - \$440,000
Median House Price
June quarter 2021: \$429,600

Comparable Properties



142 Learmonth Rd WENDOUREE 3355 (REI)

Agent Comments

 3  1  2

Price: \$428,000
Method: Private Sale
Date: 18/06/2021
Property Type: House
Land Size: 780 sqm approx



120 Learmonth Rd WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  3

Price: \$417,000
Method: Private Sale
Date: 21/04/2021
Property Type: House
Land Size: 728 sqm approx



6 McNulty Dr WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  2

Price: \$420,000
Method: Private Sale
Date: 28/05/2021
Property Type: House (Res)
Land Size: 530 sqm approx