

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 Hastings Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$315,000

&

\$330,000

Median sale price

Median price \$330,000

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/07/2018

to

30/09/2018

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	1100 Howitt St WENDOUREE 3355	\$350,000	14/09/2018
2	17 Eustace St WENDOUREE 3355	\$342,500	30/08/2018
3	66 Hastings St WENDOUREE 3355	\$320,000	29/10/2018

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
Land Size: 669 sqm approx
Agent Comments

Indicative Selling Price
\$315,000 - \$330,000
Median House Price
September quarter 2018: \$330,000

Comparable Properties



1100 Howitt St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  2  1

Price: \$350,000
Method: Private Sale
Date: 14/09/2018
Rooms: -
Property Type: House



17 Eustace St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  3

Price: \$342,500
Method: Private Sale
Date: 30/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 656 sqm approx



66 Hastings St WENDOUREE 3355 (REI)

Agent Comments

 3  1  3

Price: \$320,000
Method: Private Sale
Date: 29/10/2018
Rooms: -
Property Type: House
Land Size: 677 sqm approx