

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 andpostcode

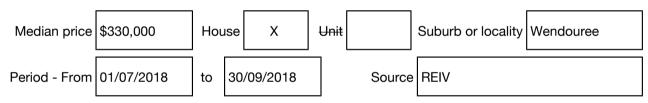
2 Hastings Street, Wendouree Vic 3355

Indicative selling price

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

Range between	\$315,000	&	\$330,000

Median sale price



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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









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) ■ 3 • 2 • 1 Price: \$350,000 Method: Private Sale Date: 14/09/2018 Rooms: -	Agent Comments
Property Type: House 17 Eustace St WENDOUREE 3355 (REI/VG) 17 Eustace St WENDOUREE 3355 (REI/VG) 17 Eustace St WENDOUREE 3355 (REI/VG) 18 Composition of the state of the	Agent Comments
Property Type: House (Res) Land Size: 656 sqm approx 66 Hastings St WENDOUREE 3355 (REI)	Agent Comments

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