

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

18 Willow Grove, Wendouree Vic 3355

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$185,000

&

\$195,000

Median sale price

Median price \$246,250

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/07/2016

to

30/06/2017

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	3 Olive St WENDOUREE 3355	\$187,000	31/08/2017
2	55 Willow Gr WENDOUREE 3355	\$186,712	04/08/2016
3	75 Wattle Av WENDOUREE 3355	\$185,000	07/05/2016

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.

**Rooms:** 4**Property Type:** House (Previously Occupied - Detached)**Land Size:** 640 sqm approx

Agent Comments

This practical low maintenance home ticks a lot of boxes for the owner occupier or savvy investor (rent appraised at \$220pw) whilst also giving prospective buyers an affordable option. Open the front door to discover a light filled and spacious three bedroom home. The lounge room, as with the rest of the dwelling, is drowned in natural sunlight with the added comfort of gas heating throughout. The home also offers an adjoining kitchen and meals area, central bathroom and laundry, all on a large 640m2 (approx.) allotment! Conveniently located in close proximity to the Western Fwy.

Comparable Properties

**3 Olive St WENDOUREE 3355 (VG)**

Agent Comments

**Price:** \$187,000**Method:** Sale**Date:** 31/08/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 744 sqm approx**55 Willow Gr WENDOUREE 3355 (VG)**

Agent Comments

**Price:** \$186,712**Method:** Sale**Date:** 04/08/2016**Rooms:** -**Property Type:** House (Res)**Land Size:** 662 sqm approx**75 Wattle Av WENDOUREE 3355 (REI/VG)**

Agent Comments

**Price:** \$185,000**Method:** Private Sale**Date:** 07/05/2016**Rooms:** 4**Property Type:** House**Land Size:** 693 sqm approx