

# 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

17 Fisher Street, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$415,000 & \$425,000

### Median sale price

Median price \$345,000 Property Type House Suburb Wendouree

Period - From 01/07/2020 to 30/09/2020 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	17 Iris Av, Wendouree, Vic 3355, Australia	\$406,000	07/02/2020
2	20 Essex St, Wendouree, Vic 3355, Australia	\$440,000	23/01/2020
3	23 Fisher St WENDOUREE 3355	\$405,000	31/03/2020

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:

16/10/2020 08:38

17 Fisher Street, Wendouree Vic 3355

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**Indicative Selling Price**

\$415,000 - \$425,000

**Median House Price**

September quarter 2020: \$345,000



4 1 1

**Property Type:** House (Res)

**Land Size:** 631 sqm approx

Agent Comments

## Comparable Properties

17 Iris Av, Wendouree, Vic 3355, Australia  
(REI)

Agent Comments

3 1 1

**Price:** \$406,000

**Method:**

**Date:** 07/02/2020

**Property Type:** House

20 Essex St, Wendouree, Vic 3355, Australia  
(REI)

Agent Comments

3 1 2

**Price:** \$440,000

**Method:**

**Date:** 23/01/2020

**Property Type:** House



23 Fisher St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 3

**Price:** \$405,000

**Method:** Private Sale

**Date:** 31/03/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 787 sqm approx