

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

54 McNulty Drive, Wendouree Vic 3355

Indicative selling price

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

Range between \$275,000

&

\$290,000

Median sale price

Median price \$330,000

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/04/2018

to

30/06/2018

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	103 McNulty Dr WENDOUREE 3355	\$281,000	27/07/2018
2	61 McNulty Dr WENDOUREE 3355	\$276,000	05/07/2018
3	97 McNulty Dr WENDOUREE 3355	\$265,000	13/12/2017

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:

Property Type: House (New - Detached)

Land Size: 315 sqm approx

Agent Comments

Comparable Properties



103 McNulty Dr WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$281,000

Method: Private Sale

Date: 27/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 300 sqm approx



61 McNulty Dr WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$276,000

Method: Private Sale

Date: 05/07/2018

Rooms: -

Property Type: House

Land Size: 300 sqm approx



97 McNulty Dr WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$265,000

Method: Private Sale

Date: 13/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 302 sqm approx