

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

13/300 Gillies Street North, Wendouree Vic 3355

Indicative selling price

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

Single price

\$269,000

Median sale price

Median price

\$256,250

House

Unit

X

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	1/15 Lake St WENDOUREE 3355	\$262,500	27/06/2016
2	5/395 Forest St WENDOUREE 3355	\$254,950	18/02/2017
3	3/13 Symons St WENDOUREE 3355	\$247,500	26/10/2016

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:

Property Type:

Agent Comments

Comparable Properties



1/15 Lake St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$262,500

Method: Private Sale

Date: 27/06/2016

Rooms: 3

Property Type: Unit

Land Size: 300 sqm approx

5/395 Forest St WENDOUREE 3355 (VG)

Agent Comments



Price: \$254,950

Method: Sale

Date: 18/02/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



3/13 Symons St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$247,500

Method: Private Sale

Date: 26/10/2016

Rooms: -

Property Type: Unit