

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

7 Hawthorn Grove, Wendouree Vic 3355

Indicative selling price

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

Range between \$379,000 & \$389,000

Median sale price

Median price \$330,000 Property Type House Suburb Wendouree

Period - From 01/07/2019 to 30/09/2019 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	12 Cambridge St WENDOUREE 3355	\$395,000	11/12/2019
2	390 Forest St WENDOUREE 3355	\$388,000	11/12/2019
3	15 Shelley St WENDOUREE 3355	\$369,000	06/11/2019

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:

17/12/2019 14:02



Property Type: House (Res)

Land Size: 624 sqm approx

Agent Comments

Comparable Properties



12 Cambridge St WENDOUREE 3355 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 11/12/2019

Rooms: 6

Property Type: House (Res)



390 Forest St WENDOUREE 3355 (REI)

Agent Comments



Price: \$388,000

Method: Private Sale

Date: 11/12/2019

Rooms: 6

Property Type: House (Res)



15 Shelley St WENDOUREE 3355 (REI)

Agent Comments



Price: \$369,000

Method: Sale by Tender

Date: 06/11/2019

Property Type: House

Land Size: 676 sqm approx