

## 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

4 Evelyn 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 \$260,000

&

\$280,000

#### 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	66 Langstaffe Dr WENDOUREE 3355	\$285,000	13/06/2017
2	414 Forest St WENDOUREE 3355	\$282,500	06/05/2016
3	10 Sherwood St WENDOUREE 3355	\$267,500	16/05/2017

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.



4 1 1

**Rooms:** 8  
**Property Type:** Home  
**Land Size:** 915 sqm approx

**Agent Comments**

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

**Indicative Selling Price**

\$260,000 - \$280,000

**Median House Price**

Year ending June 2017: \$246,250

## Comparable Properties



**66 Langstaffe Dr WENDOUREE 3355 (REI)**

**Agent Comments**

4 2 2

**Price:** \$285,000  
**Method:** Private Sale  
**Date:** 13/06/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 632 sqm approx



**414 Forest St WENDOUREE 3355 (REI)**

**Agent Comments**

4 2 2

**Price:** \$282,500  
**Method:** Private Sale  
**Date:** 06/05/2016  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 742 sqm approx



**10 Sherwood St WENDOUREE 3355 (REI)**

**Agent Comments**

3 1 -

**Price:** \$267,500  
**Method:** Private Sale  
**Date:** 16/05/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 895 sqm approx