

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

22 Montgomery Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$350,000 & \$360,000

Median sale price

Median price \$329,000 House ☒ Unit ☐ Suburb or locality Wendouree

Period - From 01/04/2018 to 31/03/2019 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 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	26 Brinkley Av WENDOUREE 3355	\$362,000	13/06/2019
2	10 Gordonia Ct BALLARAT NORTH 3350	\$355,000	22/05/2019
3	19 Edgar St WENDOUREE 3355	\$347,000	29/04/2019

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 eighteen months.



 3  1  3

Rooms:

Property Type: House

Land Size: 596 sqm approx

Agent Comments

Comparable Properties



26 Brinkley Av WENDOUREE 3355 (REI)

Agent Comments

 3  1  2

Price: \$362,000

Method: Private Sale

Date: 13/06/2019

Rooms: -

Property Type: House (Res)



10 Gordonia Ct BALLARAT NORTH 3350 (REI) Agent Comments

 3  1  1

Price: \$355,000

Method: Private Sale

Date: 22/05/2019

Rooms: 4

Property Type: House

Land Size: 539 sqm approx



19 Edgar St WENDOUREE 3355 (REI)

Agent Comments

 3  1  1

Price: \$347,000

Method: Private Sale

Date: 29/04/2019

Rooms: 4

Property Type: House

Land Size: 723 sqm approx