

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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	133 Webster St LAKE WENDOUREE 3350	\$1,200,000	23/05/2017
2	9 Colpin Av LAKE WENDOUREE 3350	\$1,160,000	10/04/2017
3	302 Wendouree Pde LAKE WENDOUREE 3350	\$1,112,500	05/04/2016

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: Home
Land Size: 959 sqm approx

Agent Comments

35 Squares of home on approx 959 sqm 4 Queen Size bedrooms all with Walk in Robes Master with full ensuite and walk through robes Inground Pool 6 x 9 m shed 3 Phase power

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending June 2017: \$585,000

Comparable Properties



133 Webster St LAKE WENDOUREE 3350 (REI) Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 23/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 920 sqm approx



9 Colpin Av LAKE WENDOUREE 3350 (REI) Agent Comments



Price: \$1,160,000
Method: Private Sale
Date: 10/04/2017
Rooms: 6
Property Type: House



302 Wendouree Pde LAKE WENDOUREE 3350 (REI) Agent Comments



Price: \$1,112,500
Method: Private Sale
Date: 05/04/2016
Rooms: 5
Property Type: House (Res)