

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 Yvonne Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$365,000

&

\$385,000

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	23 Marie Cr WENDOUREE 3355	\$379,000	09/06/2017
2	57 Rowan Pde WENDOUREE 3355	\$370,000	21/03/2017
3	31 Rowan Pde WENDOUREE 3355	\$355,000	22/03/2016

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: House
Land Size: 616 sqm approx
Agent Comments

Indicative Selling Price
\$365,000 - \$385,000
Median House Price
Year ending June 2017: \$246,250

Comparable Properties



23 Marie Cr WENDOUREE 3355 (REI)

Agent Comments



Price: \$379,000
Method: Private Sale
Date: 09/06/2017
Rooms: -
Property Type: House



57 Rowan Pde WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 21/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 654 sqm approx



31 Rowan Pde WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 22/03/2016
Rooms: 5
Property Type: House
Land Size: 685 sqm approx