

## 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

11 Mcdonald Drive, Mitchell Park 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 \$295,000

&

\$315,000

#### Median sale price\*

Median price  House  Unit  Suburb or locality Mitchell Park

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	55 Mcnulty Dr WENDOUREE 3355	\$330,000	26/03/2019
2	1 Jean Ct MITCHELL PARK 3355	\$318,000	03/08/2018
3	262 Learmonth Rd WENDOUREE 3355	\$308,000	04/02/2019

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.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 3  
  1  
  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 598 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$295,000 - \$315,000  
**No median price available**

This solid brick home offers 3 bedrooms all with built in robes, updated bathroom, kitchen meals area, lounge with split system heating and cooling and set on approx 599M2. Outside the home has undercover paved entertaining area with well maintained established gardens. A semi enclosed double carport with an extra 6 x 9 meter shed with roller door would be great for any tradie or car enthusiast. The home is well located being a short drive to major shopping center, Wendouree train station, and freeway for ease of access to Melbourne.

## Comparable Properties



55 McNulty Dr WENDOUREE 3355 (REI/VG)

Agent Comments

 3  
  1  
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**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 26/03/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 723 sqm approx



1 Jean Ct MITCHELL PARK 3355 (REI)

Agent Comments

 3  
  1  
  2

**Price:** \$318,000  
**Method:** Private Sale  
**Date:** 03/08/2018  
**Rooms:** -  
**Property Type:** House



262 Learmonth Rd WENDOUREE 3355 (VG)

Agent Comments

 3  
  -  
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**Price:** \$308,000  
**Method:** Sale  
**Date:** 04/02/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 539 sqm approx