

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 54 Harold Street, Wendouree Vic 3355
Including suburb or locality and postcode

Indicative selling price

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

Single price \$309,950

Median sale price

Median price \$325,000

Property Type House

Suburb Wendouree

Period - From 01/10/2018

to 30/09/2019

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 18 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	20 Coulter St WENDOUREE 3355	\$320,000	08/09/2019
2	66 Hastings St WENDOUREE 3355	\$320,000	29/10/2018
3	12 Waldemar St WENDOUREE 3355	\$314,000	12/08/2019

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 18 months.~~

This Statement of Information was prepared on:

04/11/2019 10:36

Scott Petrie
03 53 334 322
0418 503 764
scott@trevorpetrie.com.au



 3  1  3

Property Type: House
Agent Comments

Indicative Selling Price
\$309,950
Median House Price
Year ending September 2019: \$325,000

Comparable Properties



20 Coulter St WENDOUREE 3355 (REI)

Agent Comments

 3  2  1

Price: \$320,000
Method: Private Sale
Date: 08/09/2019
Rooms: 5
Property Type: House (Res)



66 Hastings St WENDOUREE 3355 (REI)

Agent Comments

 3  1  3

Price: \$320,000
Method: Private Sale
Date: 29/10/2018
Property Type: House
Land Size: 677 sqm approx



12 Waldemar St WENDOUREE 3355 (REI)

Agent Comments

 3  1  1

Price: \$314,000
Method: Private Sale
Date: 12/08/2019
Property Type: House (Res)