

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

14 Elizabeth Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$345,000 & \$355,000

Median sale price

Median price \$330,500 Property Type House Suburb Wendouree

Period - From 07/03/2019 to 06/03/2020 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	12 Pevensey St WENDOUREE 3355	\$350,000	06/12/2019
2	334 Forest St WENDOUREE 3355	\$350,000	24/02/2020
3	12 Pevensey St WENDOUREE 3355	\$350,000	23/01/2020

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: 07/03/2020 11:49



Property Type: House (Res)
Land Size: 594 sqm approx
Agent Comments

Comparable Properties



12 Pevensey St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 06/12/2019
Property Type: House (Res)
Land Size: 603 sqm approx



334 Forest St WENDOUREE 3355 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 24/02/2020
Rooms: 4
Property Type: House
Land Size: 630 sqm approx



12 Pevensey St WENDOUREE 3355 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 23/01/2020
Property Type: House