

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

2/9 Edgar Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$310,000 & \$325,000

Median sale price

Median price \$289,000 Property Type Unit Suburb Wendouree

Period - From 01/01/2020 to 31/12/2020 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	13 Daffodil St WENDOUREE 3355	\$320,000	01/02/2021
2	14 Edgar St WENDOUREE 3355	\$310,000	11/09/2020
3	16 Dover St WENDOUREE 3355	\$305,000	10/12/2019

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:

16/03/2021 11:45

2/9 Edgar Street, Wendouree Vic 3355



Property Type:
Agent Comments

Indicative Selling Price
\$310,000 - \$325,000
Median Unit Price
Year ending December 2020: \$289,000

Comparable Properties



13 Daffodil St WENDOUREE 3355 (REI)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 01/02/2021
Property Type: House (Res)



14 Edgar St WENDOUREE 3355 (REI)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 11/09/2020
Rooms: 6
Property Type: House
Land Size: 724 sqm approx



16 Dover St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 10/12/2019
Rooms: 4
Property Type: House
Land Size: 603 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798