

## 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

16 Manneville Street, Wendouree 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 \$290,000

&

\$310,000

#### Median sale price

Median price \$320,000

House

X

Unit

Suburb or locality Wendouree

Period - From 01/01/2018

to

31/12/2018

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	38 Webbcona Pde WENDOUREE 3355	\$325,000	07/03/2019
2	39 Dover St WENDOUREE 3355	\$300,000	04/12/2018
3	19 Montgomery St WENDOUREE 3355	\$292,000	22/02/2019

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.~~

# 16 Manneville Street, Wendouree Vic 3355



3 1 2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 592 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$290,000 - \$310,000  
**Median House Price**  
Year ending December 2018: \$320,000

## Comparable Properties



**38 Webbcona Pde WENDOUREE 3355 (REI)**

**Agent Comments**

3 1 3

**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 07/03/2019  
**Rooms:** -  
**Property Type:** House



**39 Dover St WENDOUREE 3355 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 04/12/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 604 sqm approx



**19 Montgomery St WENDOUREE 3355 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$292,000  
**Method:** Private Sale  
**Date:** 22/02/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 599 sqm approx