

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

87 McNulty Drive, Wendouree Vic 3355

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$260,000 & \$275,000

Median sale price

Median price \$255,500 House X Unit Suburb or locality Wendouree

Period - From 01/04/2017 to 30/06/2017 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	20 Dermot St WENDOUREE 3355	\$282,500	20/07/2017
2	56 Browns Pde WENDOUREE 3355	\$278,600	06/05/2017
3	62 McNulty Dr WENDOUREE 3355	\$260,000	14/07/2017

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.

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Indicative Selling Price

\$260,000 - \$275,000

Median House Price

June quarter 2017: \$255,500



 3  2  2

Rooms:

Property Type: House

Land Size: 312 sqm approx

Agent Comments

Comparable Properties



20 Dermot St WENDOUREE 3355 (REI)

Agent Comments

 3  1  1

Price: \$282,500

Method: Private Sale

Date: 20/07/2017

Rooms: -

Property Type: House



56 Browns Pde WENDOUREE 3355 (REI)

Agent Comments

 3  1  2

Price: \$278,600

Method: Private Sale

Date: 06/05/2017

Rooms: -

Property Type: House

Land Size: 743 sqm approx



62 McNulty Dr WENDOUREE 3355 (REI)

Agent Comments

 3  2  2

Price: \$260,000

Method: Private Sale

Date: 14/07/2017

Rooms: -

Property Type: House (Res)