

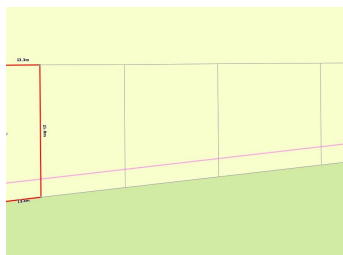
# STATEMENT OF INFORMATION

GIOT DRIVE, WENDOUREE, VIC 3355

PREPARED BY JIM BAMBRIDGE, JENS VEAL PARTNERS, PHONE: 0419 409 807

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### GIOT DRIVE, WENDOUREE, VIC 3355



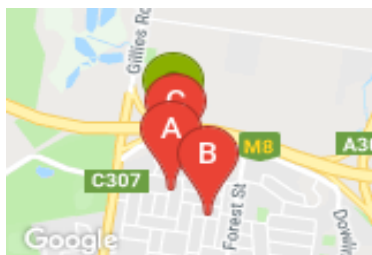
#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$320,000 to \$340,000**

Provided by: Jim Bambridge, Jens Veal Partners

## MEDIAN SALE PRICE



### WENDOUREE, VIC, 3355

Suburb Median Sale Price (House)

**\$316,675**

01 January 2018 to 31 December 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



### 20 HALBERT ST, WENDOUREE, VIC 3355



Sale Price

**\$345,000**

Sale Date: 08/12/2018

Distance from Property: 346m



### 4 THEOBALD ST, WENDOUREE, VIC 3355



Sale Price

**\$335,000**

Sale Date: 11/12/2018

Distance from Property: 581m



### 8 LANGHAM RD, WENDOUREE, VIC 3355



Sale Price

**\$347,000**

Sale Date: 12/12/2018

Distance from Property: 151m



This report has been compiled on 18/03/2019 by Jens Veal Partners. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

GIOT DRIVE, WENDOUREE, VIC 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$320,000 to \$340,000

### Median sale price

Median price \$316,675 House Unit Suburb WENDOUREE

Period 01 January 2018 to 31 December 2018

Source 

### Comparable property sales

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
20 HALBERT ST, WENDOUREE, VIC 3355	\$345,000	08/12/2018
4 THEOBALD ST, WENDOUREE, VIC 3355	\$335,000	11/12/2018
8 LANGHAM RD, WENDOUREE, VIC 3355	\$347,000	12/12/2018