

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21/300 Gillies Street, Wendouree Vic 3355

Indicative selling price

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

Single price \$319,000

Median sale price

Median price \$351,000

Property Type House

Suburb Wendouree

Period - From 01/01/2020

to 31/03/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	15/300 Gillies St WENDOUREE 3355	\$385,000	03/10/2019
2	2/29 Essex St WENDOUREE 3355	\$349,000	29/11/2019
3	2/1018 Howitt St WENDOUREE 3355	\$320,000	20/01/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/05/2020 09:23



Property Type:
Agent Comments

Indicative Selling Price
\$319,000
Median House Price
March quarter 2020: \$351,000

Comparable Properties



15/300 Gillies St WENDOUREE 3355 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 03/10/2019
Property Type: Apartment



2/29 Essex St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$349,000
Method: Private Sale
Date: 29/11/2019
Rooms: 3
Property Type: Townhouse (Single)
Land Size: 237 sqm approx



2/1018 Howitt St WENDOUREE 3355 (VG)

Agent Comments



Price: \$320,000
Method: Sale
Date: 20/01/2020
Property Type: Flat/Unit/Apartment (Res)