## 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

1/15 Daffodil Street, Wendouree Vic 3355

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$370,000		&		\$395,000			
Median sale pi	rice							
Median price	\$435,000	Pro	operty Type	Hou	se		Suburb	Wendouree
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4/216 Forest St WENDOUREE 3355	\$415,000	14/04/2024
2	1/9 Form St WENDOUREE 3355	\$400,000	04/03/2024
3	308 Forest St WENDOUREE 3355	\$380,000	06/03/2024

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:

28/04/2024 19:27









**Property Type:** Residential House Agent Comments

Indicative Selling Price \$370,000 - \$395,000 Median House Price Year ending March 2024: \$435,000

# **Comparable Properties**



4/216 Forest St WENDOUREE 3355 (REI)



Price: \$415,000 Method: Private Sale Date: 14/04/2024 Property Type: House Land Size: 262 sqm approx

1/9 Form St WENDOUREE 3355 (REI)

Agent Comments

Agent Comments





Price: \$400,000 Method: Private Sale Date: 04/03/2024 Property Type: Unit

308 Forest St WENDOUREE 3355 (REI)



Agent Comments



Price: \$380,000 Method: Private Sale Date: 06/03/2024 Property Type: House Land Size: 312 sqm approx

#### Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.