

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$370,000 & \$395,000

### Median sale price

Median price \$435,000 Property Type House Suburb Wendouree

Period - From 01/04/2023 to 31/03/2024 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 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
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)**

Agent Comments



**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



**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

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