

# 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

1/7 Marilyn 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 \$390,000 & \$400,000

### Median sale price

Median price \$342,500 Property Type Unit Suburb Wendouree

Period - From 01/07/2022 to 30/06/2023 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	1/27 Park St WENDOUREE 3355	\$410,000	26/03/2022
2	2/2 Cedric St WENDOUREE 3355	\$405,000	13/08/2022
3	2/2 Langham Rd WENDOUREE 3355	\$379,500	31/01/2023

**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:

15/08/2023 12:12



**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**

\$390,000 - \$400,000

**Median Unit Price**

Year ending June 2023: \$342,500

## Comparable Properties



**1/27 Park St WENDOUREE 3355 (REI/VG)**

Agent Comments



**Price:** \$410,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Property Type:** Townhouse (Res)



**2/2 Cedric St WENDOUREE 3355 (VG)**

Agent Comments



**Price:** \$405,000

**Method:** Sale

**Date:** 13/08/2022

**Property Type:** Flat/Unit/Apartment (Res)



**2/2 Langham Rd WENDOUREE 3355 (REI/VG)**

Agent Comments



**Price:** \$379,500

**Method:** Private Sale

**Date:** 31/01/2023

**Property Type:** Townhouse (Single)

**Land Size:** 294 sqm approx

**Account - Doepel Lilley & Taylor Ballarat** | P: 03 5331 2000 | F: 03 5332 1559