

# 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

1/9 Form 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 \$415,000 & \$435,000

### Median sale price

Median price \$466,000 Property Type House Suburb Wendouree

Period - From 01/07/2023 to 30/09/2023 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	2/16 Edwards Cr WENDOUREE 3355	\$430,000	03/05/2023
2	1/11 Walton St WENDOUREE 3355	\$425,000	02/06/2023
3	6a Hazel Rd WENDOUREE 3355	\$410,000	19/11/2023

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:

06/12/2023 12:27



2   1   1

**Property Type:** Unit  
**Land Size:** 230 sqm approx

**Indicative Selling Price**  
\$415,000 - \$435,000  
**Median House Price**  
September quarter 2023: \$466,000

Agent Comments

## Comparable Properties



**2/16 Edwards Cr WENDOUREE 3355 (REI/VG)**   Agent Comments

2   1   2

**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 03/05/2023  
**Property Type:** Unit  
**Land Size:** 329 sqm approx



**1/11 Walton St WENDOUREE 3355 (REI/VG)**   Agent Comments

2   2   1

**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 02/06/2023  
**Property Type:** House  
**Land Size:** 274 sqm approx



**6a Hazel Rd WENDOUREE 3355 (REI)**   Agent Comments

2   2   1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 19/11/2023  
**Property Type:** Unit  
**Land Size:** 312 sqm approx

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