

# 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

10/216 Forest 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

\$385,000

&

\$395,000

### Median sale price

Median price

\$380,000

Property Type

Townhouse

Suburb

Wendouree

Period - From

19/06/2023

to

18/06/2024

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	1/1010 Grevillea Rd WENDOUREE 3355	\$405,000	17/01/2024
2	14/216 Forest St WENDOUREE 3355	\$400,000	06/02/2024
3	1/1236 Howitt St WENDOUREE 3355	\$371,000	28/05/2024

**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:

19/06/2024 14:00

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**Indicative Selling Price**

\$385,000 - \$395,000

**Median Townhouse Price**

19/06/2023 - 18/06/2024: \$380,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**1/1010 Grevillea Rd WENDOUREE 3355 (REI/VG)**

Agent Comments



**Price:** \$405,000

**Method:** Private Sale

**Date:** 17/01/2024

**Rooms:** 6

**Property Type:** Townhouse (Res)



**14/216 Forest St WENDOUREE 3355 (REI/VG)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 06/02/2024

**Property Type:** Townhouse (Single)



**1/1236 Howitt St WENDOUREE 3355 (REI)**

Agent Comments



**Price:** \$371,000

**Method:** Private Sale

**Date:** 28/05/2024

**Property Type:** Unit

Account - Ballarat Property Agents | P: 03 5324 2408