

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

1117 Norman Street, Wendouree Vic 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$455,000

&

\$485,000

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 | 29 Browns Pde WENDOUREE 3355 | \$480,000 | 27/03/2024 |
| 2 | 10 Freeman St WENDOUREE 3355 | \$480,000 | 15/02/2024 |
| 3 | 3 Yale St WENDOUREE 3355 | \$470,000 | 01/03/2024 |

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:

26/04/2024 15:48



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 582 sqm approx
 Agent Comments

Indicative Selling Price
 \$455,000 - \$485,000
Median House Price
 Year ending March 2024: \$435,000

Comparable Properties



29 Browns Pde WENDOUREE 3355 (REI)

Agent Comments

3 1 2

Price: \$480,000
Method: Private Sale
Date: 27/03/2024
Rooms: 8
Property Type: House (Res)
Land Size: 615 sqm approx



10 Freeman St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 3

Price: \$480,000
Method: Private Sale
Date: 15/02/2024
Property Type: House
Land Size: 630 sqm approx



3 Yale St WENDOUREE 3355 (REI)

Agent Comments

3 1 2

Price: \$470,000
Method: Private Sale
Date: 01/03/2024
Property Type: House (Res)
Land Size: 683 sqm approx

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