Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$470,000

Property offered for sale

Address	1117 Norman Street, Wendouree Vic 3355
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$455,000	&	\$485,000
Range between	\$455,000	&	\$485,000

Median sale price

Median price	\$435,000	Pro	perty 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.

Ad	dress 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

OR

3

3 Yale St WENDOUREE 3355

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



01/03/2024









Land Size: 582 sqm approx



Property Type: House (Previously Occupied - Detached)

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

Price: \$480,000 Method: Private Sale Date: 27/03/2024

Rooms: 8

-3

Property Type: House (Res) Land Size: 615 sqm approx





Agent Comments





3 Yale St WENDOUREE 3355 (REI)





Price: \$470,000 Method: Private Sale Date: 01/03/2024

Property Type: House (Res) Land Size: 683 sqm approx

Agent Comments

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





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