

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

1162 Norman Street, Wendouree Vic 3355

Indicative selling price

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

Single price \$625,000

Median sale price

Median price \$439,000

Property Type House

Suburb Wendouree

Period - From 23/04/2023

to 22/04/2024

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	27 Vale St ALFREDTON 3350	\$610,000	27/02/2024
2	17 Lake St WENDOUREE 3355	\$600,000	24/12/2023
3	28 Park St WENDOUREE 3355	\$600,000	16/11/2023

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:

23/04/2024 14:17



Property Type: House
Land Size: 664 sqm approx
Agent Comments

Comparable Properties



27 Vale St ALFREDTON 3350 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 27/02/2024
Property Type: House
Land Size: 800 sqm approx



17 Lake St WENDOUREE 3355 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 24/12/2023
Property Type: House (Res)
Land Size: 1012 sqm approx



28 Park St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$600,000
Method: Sold Before Auction
Date: 16/11/2023
Property Type: House (Res)
Land Size: 1018 sqm approx