

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

14/216 Forest Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$420,000

&

\$440,000

Median sale price

Median price

\$451,000

Property Type

House

Suburb

Wendouree

Period - From

01/07/2022

to

30/06/2023

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	1/4 Pleasant St.S NEWINGTON 3350	\$450,000	09/05/2023
2	2/16 Edwards Cr WENDOUREE 3355	\$430,000	03/05/2023
3	4/116 Lexton St BALLARAT CENTRAL 3350	\$425,000	21/07/2023

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:

14/09/2023 09:22

14/216 Forest Street, Wendouree Vic 3355



Scott Petrie
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Indicative Selling Price

\$420,000 - \$440,000

Median House Price

Year ending June 2023: \$451,000



2 1 0

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



1/4 Pleasant St.S NEWINGTON 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$450,000

Method: Private Sale

Date: 09/05/2023

Property Type: Unit

Land Size: 272 sqm approx



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



4/116 Lexton St BALLARAT CENTRAL 3350 (REI)

Agent Comments

2 1 3

Price: \$425,000

Method: Private Sale

Date: 21/07/2023

Property Type: Townhouse (Single)

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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