

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 Harold Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$450,000 & \$475,000

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	27 Eton St WENDOUREE 3355	\$470,000	10/05/2024
2	7 Harold St WENDOUREE 3355	\$450,000	05/12/2023
3	43 Harold St WENDOUREE 3355	\$450,000	21/10/2023

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:

03/07/2024 18:20



3 1 1

Property Type: House (Res)

Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price

\$450,000 - \$475,000

Median House Price

Year ending March 2024: \$435,000

Comparable Properties



27 Eton St WENDOUREE 3355 (REI)

Agent Comments

3 1 3

Price: \$470,000

Method: Private Sale

Date: 10/05/2024

Rooms: 6

Property Type: House (Res)



7 Harold St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$450,000

Method: Private Sale

Date: 05/12/2023

Property Type: House

Land Size: 411 sqm approx



43 Harold St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$450,000

Method: Private Sale

Date: 21/10/2023

Property Type: House

Land Size: 611 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300