

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

23 Brinkley Avenue, Wendouree Vic 3355

Indicative selling price

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

Range between \$565,000 & \$585,000

Median sale price

Median price \$453,000 Property Type House Suburb Wendouree

Period - From 22/08/2022 to 21/08/2023 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	18 Linden Av WENDOUREE 3355	\$595,000	14/07/2022
2	40 Essex St WENDOUREE 3355	\$570,000	01/03/2023
3	29 Pauls Cr WENDOUREE 3355	\$570,000	02/05/2022

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:

22/08/2023 11:28



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Rooms: 6
Property Type: House
Land Size: 679 sqm approx
Agent Comments

Indicative Selling Price
\$565,000 - \$585,000
Median House Price
22/08/2022 - 21/08/2023: \$453,000

Comparable Properties



18 Linden Av WENDOUREE 3355 (VG)

Agent Comments

3 - -

Price: \$595,000
Method: Sale
Date: 14/07/2022
Property Type: House (Res)
Land Size: 625 sqm approx



40 Essex St WENDOUREE 3355 (REI/VG)

Agent Comments

4 1 4

Price: \$570,000
Method: Private Sale
Date: 01/03/2023
Property Type: House
Land Size: 676 sqm approx

29 Pauls Cr WENDOUREE 3355 (VG)

Agent Comments

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Price: \$570,000
Method: Sale
Date: 02/05/2022
Property Type: House (Res)
Land Size: 627 sqm approx