

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

32 Primrose Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$395,000

&

\$430,000

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	2/16 Edwards Cr WENDOUREE 3355	\$430,000	03/05/2023
2	4/216 Forest St WENDOUREE 3355	\$415,000	14/04/2024
3	308 Forest St WENDOUREE 3355	\$380,000	06/03/2024

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:

14/05/2024 15:49



2 1 3

Property Type: House
Land Size: 670 sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$430,000
Median House Price
Year ending March 2024: \$435,000

Comparable Properties



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



4/216 Forest St WENDOUREE 3355 (REI) **Agent Comments**

2 1 1

Price: \$415,000
Method: Private Sale
Date: 14/04/2024
Property Type: House
Land Size: 262 sqm approx



308 Forest St WENDOUREE 3355 (REI) **Agent Comments**

2 1 1

Price: \$380,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 312 sqm approx

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