

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	10 Freeman St WENDOUREE 3355	\$480,000	15/02/2024
2	3 Yale St WENDOUREE 3355	\$470,000	01/03/2024
3	7 Pauls Cr WENDOUREE 3355	\$440,000	22/02/2024

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:

33 Malmesbury Street, Wendouree Vic 3355



 3  1  2

Rooms: 5
Property Type: House
Land Size: 607 sqm approx
Agent Comments

Indicative Selling Price
\$449,000 - \$469,000
Median House Price
09/04/2023 - 08/04/2024: \$431,000

Comparable Properties



10 Freeman St WENDOUREE 3355 (REI)

Agent Comments

 3  1  3

Price: \$480,000
Method: Private Sale
Date: 15/02/2024
Property Type: House
Land Size: 630 sqm approx



3 Yale St WENDOUREE 3355 (REI)

Agent Comments

 3  1  2

Price: \$470,000
Method: Private Sale
Date: 01/03/2024
Property Type: House (Res)
Land Size: 683 sqm approx



7 Pauls Cr WENDOUREE 3355 (REI)

Agent Comments

 3  1  2

Price: \$440,000
Method: Private Sale
Date: 22/02/2024
Property Type: House
Land Size: 597 sqm approx

Account - Integra Sales Pty Ltd | P: 0353225910



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