

# 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 43 Browns Parade, Wendouree Vic 3355  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$515,000 & \$535,000

### Median sale price

Median price \$450,000 Property Type House Suburb Wendouree

Period - From 01/01/2023 to 31/12/2023 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	6 Bowden St WENDOUREE 3355	\$570,000	20/12/2023
2	47 Browns Pde WENDOUREE 3355	\$540,000	15/03/2024
3	5 Bowden St WENDOUREE 3355	\$530,000	12/02/2024

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: 09/04/2024 16:10



3   1   2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$515,000 - \$535,000

**Median House Price**

Year ending December 2023: \$450,000

## Comparable Properties



**6 Bowden St WENDOUREE 3355 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$570,000

**Method:** Private Sale

**Date:** 20/12/2023

**Property Type:** House

**Land Size:** 775 sqm approx



**47 Browns Pde WENDOUREE 3355 (REI)**

Agent Comments

3   1   3

**Price:** \$540,000

**Method:** Private Sale

**Date:** 15/03/2024

**Property Type:** House

**Land Size:** 603 sqm approx



**5 Bowden St WENDOUREE 3355 (REI/VG)**

Agent Comments

3   1   5

**Price:** \$530,000

**Method:** Private Sale

**Date:** 12/02/2024

**Property Type:** House

**Land Size:** 1169 sqm approx

**Account - Jellis Craig** | P: 03 5329 2500 | F: 03 5329 2555