Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	45 Pauls Crescent, Wendouree Vic 3355
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$430,000	Pro	perty Type	House		Suburb	Wendouree
Period - From	01/04/2024	to	31/03/2025		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.

Ada	ress of comparable property	Price	Date of Sale
1	1167 Grevillea Rd WENDOUREE 3355	\$440,000	24/04/2025
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2	5 Marigold St WENDOUREE 3355	\$440,000	22/04/2025
3	18 Edgar St WENDOUREE 3355	\$440,000	01/04/2025

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:	05/05/2025 15:24













Property Type: House Land Size: 898 sqm approx

Agent Comments

Indicative Selling Price \$420,000 - \$460,000 **Median House Price** Year ending March 2025: \$430,000

Comparable Properties



1167 Grevillea Rd WENDOUREE 3355 (REI)







Price: \$440,000 Method: Private Sale **Date:** 24/04/2025

Rooms: 5

Property Type: House (Res)

Agent Comments



5 Marigold St WENDOUREE 3355 (REI)

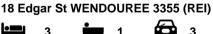






Agent Comments

Price: \$440,000 Method: Private Sale Date: 22/04/2025 Property Type: House Land Size: 715 sqm approx







Agent Comments



Price: \$440,000 Method: Private Sale Date: 01/04/2025 Property Type: House

Land Size: 725 sqm approx

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



