# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

4b Hazel Road, Wendouree Vic 3355

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$395,000		&		\$425,000			
Median sale p	rice							
Median price	\$380,000	Pro	operty Type	Том	nhouse		Suburb	Wendouree
Period - From	03/04/2023	to	02/04/2024		So	ource	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6a Hazel Rd WENDOUREE 3355	\$410,000	19/11/2023
2	1/9 Form St WENDOUREE 3355	\$400,000	04/03/2024
3	62 Harold St WENDOUREE 3355	\$390,000	08/12/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

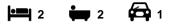
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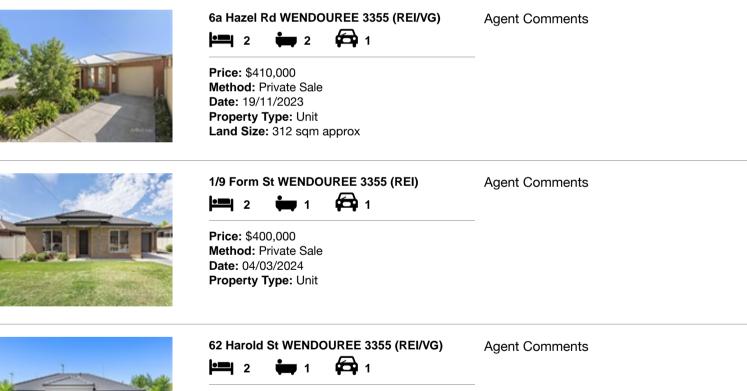
Brooke Reynolds 0407 292 506 BrookeReynolds@jelliscraig.com.au





Property Type: Townhouse Agent Comments Indicative Selling Price \$395,000 - \$425,000 Median Townhouse Price 03/04/2023 - 02/04/2024: \$380,000







Price: \$390,000 Method: Private Sale Date: 08/12/2023 Property Type: House Land Size: 262 sqm approx

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

propertydata



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