

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 consumer.vic.gov.au/underquoting

Range between \$395,000 & \$425,000

Median sale price

Median price \$380,000 Property Type Townhouse Suburb Wendouree

Period - From 03/04/2023 to 02/04/2024 Source 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.

	Address 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:

03/04/2024 12:55



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$395,000 - \$425,000

Median Townhouse Price

03/04/2023 - 02/04/2024: \$380,000

Comparable Properties



6a Hazel Rd WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 19/11/2023

Property Type: Unit

Land Size: 312 sqm approx



1/9 Form St WENDOUREE 3355 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 04/03/2024

Property Type: Unit



62 Harold St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 08/12/2023

Property Type: House

Land Size: 262 sqm approx

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