

# 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

5/1016 Howitt Street, Wendouree Vic 3355

### Indicative selling price

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

Range between

\$350,000

&

\$385,000

### Median sale price

Median price

\$340,000

Property Type

Unit

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	4/14 Canterbury St BROWN HILL 3350	\$370,000	31/01/2024
2	2/10 Wood St SOLDIERS HILL 3350	\$370,000	22/03/2024
3	4/1112 Howitt St WENDOUREE 3355	\$360,000	15/12/2023

**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:

26/03/2024 08:59



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**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$385,000  
**Median Unit Price**  
Year ending December 2023: \$340,000

## Comparable Properties



**4/14 Canterbury St BROWN HILL 3350 (REI/VG)**

**Agent Comments**

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**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 31/01/2024  
**Property Type:** Unit



**2/10 Wood St SOLDIERS HILL 3350 (REI)**

**Agent Comments**

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**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 22/03/2024  
**Property Type:** Unit  
**Land Size:** 158 sqm approx



**4/1112 Howitt St WENDOUREE 3355 (REI/VG)**

**Agent Comments**

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**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** Unit  
**Land Size:** 194 sqm approx