

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 Yale Street, 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 \$435,000 Property Type House Suburb Wendouree

Period - From 01/04/2023 to 31/03/2024 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 | 351 Forest St WENDOUREE 3355 | \$420,000 | 25/03/2024 |
| 2 | 21 Romney St WENDOUREE 3355 | \$391,500 | 15/05/2024 |
| 3 | 28 Ivanhoe St WENDOUREE 3355 | \$380,000 | 03/05/2024 |

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:

15/06/2024 12:33



Property Type: House (Previously Occupied - Detached)
Land Size: 674 sqm approx
 Agent Comments

Indicative Selling Price
 \$395,000 - \$425,000
Median House Price
 Year ending March 2024: \$435,000

Comparable Properties



351 Forest St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 25/03/2024
Property Type: House
Land Size: 554 sqm approx



21 Romney St WENDOUREE 3355 (REI)

Agent Comments



Price: \$391,500
Method: Sale by Tender
Date: 15/05/2024
Property Type: House



28 Ivanhoe St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 03/05/2024
Property Type: House
Land Size: 611 sqm approx

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