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

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 5 Yale Street, Wendouree Vic 3355

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$395,000		&		\$425,000					
Median sale pi	rice									
Median price	\$435,000	Pro	operty Type	Hou	se		Suburb	Wendouree		
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress 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



5 Yale Street, Wendouree Vic 3355

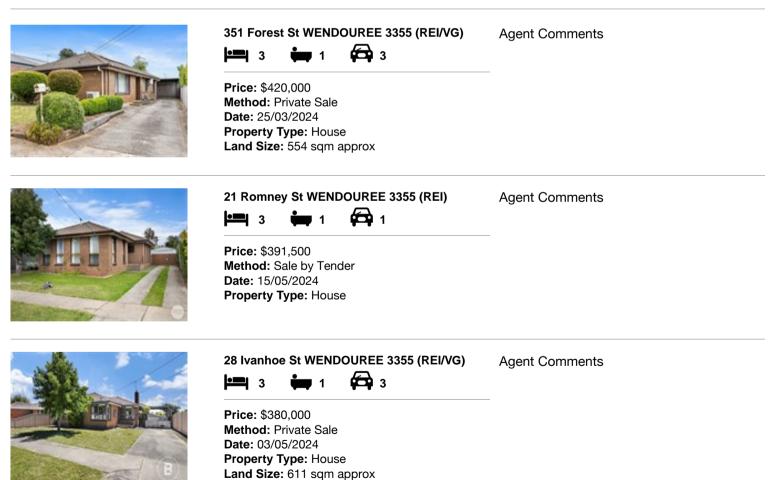






Property Type: House (Previously Occupied - Detached) Land Size: 674 sqm approx Agent Comments Indicative Selling Price \$395,000 - \$425,000 Median House Price Year ending March 2024: \$435,000

# **Comparable Properties**



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



property data

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