

# 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 54 Langstaffe Drive, Wendouree Vic 3355  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$499,000 & \$539,000

### Median sale price

Median price \$438,000 Property Type House Suburb Wendouree

Period - From 30/04/2023 to 29/04/2024 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	47 Browns Pde WENDOUREE 3355	\$540,000	15/03/2024
2	32 Langstaffe Dr WENDOUREE 3355	\$516,000	25/03/2024
3	16 Goderic St WENDOUREE 3355	\$515,000	21/06/2023

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: 30/04/2024 11:23



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**Property Type:** House  
**Land Size:** 665 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$499,000 - \$539,000  
**Median House Price**  
30/04/2023 - 29/04/2024: \$438,000

## Comparable Properties



**47 Browns Pde WENDOUREE 3355 (REI)**

**Agent Comments**

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**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 15/03/2024  
**Property Type:** House  
**Land Size:** 603 sqm approx



**32 Langstaffe Dr WENDOUREE 3355 (REI)**

**Agent Comments**

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**Price:** \$516,000  
**Method:** Private Sale  
**Date:** 25/03/2024  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 615 sqm approx



**16 Goderic St WENDOUREE 3355 (REI/VG)**

**Agent Comments**

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**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 21/06/2023  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx

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