

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

6 Bowden Street, Wendouree Vic 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$575,000 & \$595,000

Median sale price

Median price \$466,000 Property Type House Suburb Wendouree

Period - From 01/07/2023 to 30/09/2023 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	2 Poplar St WENDOUREE 3355	\$600,000	26/09/2023
2	27 Browns Pde WENDOUREE 3355	\$571,000	13/07/2022
3	18 Browns Pde WENDOUREE 3355	\$555,000	09/06/2023

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:

13/11/2023 15:11



Property Type: House (Previously Occupied - Detached)

Land Size: 763 sqm approx

Agent Comments

Indicative Selling Price

\$575,000 - \$595,000

Median House Price

September quarter 2023: \$466,000

Comparable Properties



2 Poplar St WENDOUREE 3355 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 26/09/2023

Property Type: House

Land Size: 1039 sqm approx



27 Browns Pde WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$571,000

Method: Private Sale

Date: 13/07/2022

Property Type: House (Res)

Land Size: 611 sqm approx



18 Browns Pde WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 09/06/2023

Property Type: House

Land Size: 819 sqm approx