

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 Edgar Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$435,000 Property Type House Suburb Wendouree

Period - From 02/07/2023 to 01/07/2024 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 eighteen 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	54 Langstaffe Dr WENDOUREE 3355	\$515,000	29/05/2024
2	11 Oak St WENDOUREE 3355	\$457,500	13/06/2024
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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 eighteen months.

This Statement of Information was prepared on: 02/07/2024 17:25



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Property Type: House
Land Size: 739 sqm approx
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median House Price
02/07/2023 - 01/07/2024: \$435,000

Comparable Properties



54 Langstaffe Dr WENDOUREE 3355 (REI)

Agent Comments

3 2 2

Price: \$515,000
Method: Private Sale
Date: 29/05/2024
Property Type: House
Land Size: 665 sqm approx



11 Oak St WENDOUREE 3355 (REI)

Agent Comments

3 1 2

Price: \$457,500
Method: Private Sale
Date: 13/06/2024
Property Type: House (Res)
Land Size: 596 sqm approx

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 eighteen months.

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