

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 6 Huntington Street, Wendouree Vic 3355
Including suburb or locality and postcode

Indicative selling price

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

Range between \$485,000 & \$515,000

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	32 Langstaffe Dr WENDOUREE 3355	\$516,000	25/03/2024
2	54 Langstaffe Dr WENDOUREE 3355	\$515,000	29/05/2024
3	43 Browns Pde WENDOUREE 3355	\$515,000	22/04/2024

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: 28/06/2024 13:22



Property Type: Residential House

Agent Comments

Indicative Selling Price

\$485,000 - \$515,000

Median House Price

Year ending March 2024: \$435,000

Comparable Properties



32 Langstaffe Dr WENDOUREE 3355 (REI/VG) **Agent Comments**



Price: \$516,000

Method: Private Sale

Date: 25/03/2024

Rooms: 6

Property Type: House (Res)

Land Size: 615 sqm approx



54 Langstaffe Dr WENDOUREE 3355 (REI) **Agent Comments**



Price: \$515,000

Method: Private Sale

Date: 29/05/2024

Property Type: House

Land Size: 665 sqm approx



43 Browns Pde WENDOUREE 3355 (REI/VG) **Agent Comments**



Price: \$515,000

Method: Private Sale

Date: 22/04/2024

Property Type: House

Land Size: 613 sqm approx

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