

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 Sherwood Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$470,000 & \$480,000

Median sale price

Median price \$450,000 Property Type House Suburb Wendouree

Period - From 05/02/2023 to 04/02/2024 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	73 Hastings St WENDOUREE 3355	\$485,000	15/11/2023
2	317 Dowling St WENDOUREE 3355	\$485,000	21/07/2023
3	10 Elizabeth St WENDOUREE 3355	\$480,000	03/05/2023

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:

05/02/2024 14:07

6 Sherwood Street, Wendouree Vic 3355



Scott Petrie
03 53 334 322
0418 503 764

scott@trevorpetrie.com.au



3 1 4

Rooms: 5
Property Type: House
Land Size: 889 sqm approx
Agent Comments

Indicative Selling Price
\$470,000 - \$480,000
Median House Price
05/02/2023 - 04/02/2024: \$450,000

Comparable Properties



73 Hastings St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 1

Price: \$485,000
Method: Private Sale
Date: 15/11/2023
Property Type: House
Land Size: 675 sqm approx



317 Dowling St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 4

Price: \$485,000
Method: Private Sale
Date: 21/07/2023
Property Type: House
Land Size: 624 sqm approx



10 Elizabeth St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$480,000
Method: Private Sale
Date: 03/05/2023
Property Type: House
Land Size: 603 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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