

# 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 67 Marigold 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](http://consumer.vic.gov.au/underquoting)

Range between \$375,000 & \$395,000

### Median sale price

Median price \$440,000 Property Type House Suburb Wendouree

Period - From 22/04/2023 to 21/04/2024 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 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	214 Howitt St BALLARAT NORTH 3350	\$430,000	07/08/2023
2			
3			

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: 22/04/2024 14:15

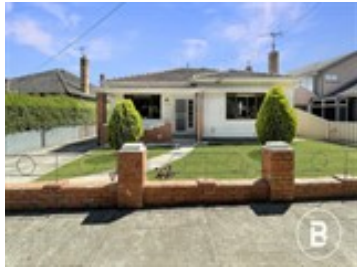


 2    1    1

**Property Type:** House  
**Land Size:** 607 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$375,000 - \$395,000  
**Median House Price**  
22/04/2023 - 21/04/2024: \$440,000

## Comparable Properties



**214 Howitt St BALLARAT NORTH 3350  
(REI/VG)**

**Agent Comments**

 2    1    2

**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 07/08/2023  
**Property Type:** House  
**Land Size:** 613 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.

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