

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

7 Head 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 \$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	13 Elizabeth St WENDOUREE 3355	\$495,000	02/11/2023
2	1029 Grevillea Rd WENDOUREE 3355	\$490,000	06/10/2023
3	39 Browns Pde WENDOUREE 3355	\$470,000	31/10/2023

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:

06/12/2023 14:29



Rooms: 1
Property Type: House
Land Size: 622 sqm approx
 Agent Comments

Indicative Selling Price
 \$470,000 - \$510,000
Median House Price
 September quarter 2023: \$466,000

Comparable Properties



13 Elizabeth St WENDOUREE 3355 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 02/11/2023
Property Type: House
Land Size: 600 sqm approx



1029 Grevillea Rd WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$490,000
Method: Private Sale
Date: 06/10/2023
Property Type: House
Land Size: 671 sqm approx



39 Browns Pde WENDOUREE 3355 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 31/10/2023
Property Type: House

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