

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 Mauger Street, Wendouree Vic 3355

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$449,065

Property Type House

Suburb Wendouree

Period - From 01/10/2023

to 31/12/2023

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	15 Montgomery St WENDOUREE 3355	\$385,000	03/02/2024
2	32 Eton St WENDOUREE 3355	\$385,000	11/03/2024
3	3 Mathilda St WENDOUREE 3355	\$382,500	01/11/2023

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:

22/03/2024 12:28

7 Mauger Street, Wendouree Vic 3355



Scott Petrie
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Indicative Selling Price

\$385,000

Median House Price

December quarter 2023: \$449,065



3 1 1

Property Type: House

Agent Comments

Comparable Properties



15 Montgomery St WENDOUREE 3355 (REI)

Agent Comments

3 1 2

Price: \$385,000

Method: Private Sale

Date: 03/02/2024

Property Type: House

Land Size: 606 sqm approx



32 Eton St WENDOUREE 3355 (REI)

Agent Comments

3 1 2

Price: \$385,000

Method: Private Sale

Date: 11/03/2024

Property Type: House

Land Size: 618 sqm approx



3 Mathilda St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$382,500

Method: Private Sale

Date: 01/11/2023

Property Type: House

Land Size: 652 sqm approx

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



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