

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

8 Bogart Drive, Wendouree Vic 3355

Indicative selling price

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

Range between \$600,000 & \$650,000

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	10 Lake St WENDOUREE 3355	\$650,000	17/01/2024
2	58 Browns Pde WENDOUREE 3355	\$600,000	12/06/2024
3	28 Park St WENDOUREE 3355	\$600,000	16/11/2023

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:

05/07/2024 14:32



Property Type: House

Land Size: 902 sqm approx

Agent Comments

Comparable Properties



10 Lake St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 17/01/2024

Rooms: 6

Property Type: House (Res)

Land Size: 981 sqm approx



58 Browns Pde WENDOUREE 3355 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 12/06/2024

Property Type: House

Land Size: 766 sqm approx



28 Park St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$600,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: House (Res)

Land Size: 1018 sqm approx