

# 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

9 Iris Avenue, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$575,000

&

\$605,000

### Median sale price

Median price

\$450,000

Property Type

House

Suburb

Wendouree

Period - From

01/01/2023

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	230B Forest St WENDOUREE 3355	\$615,000	20/12/2023
2	1057 Norman St WENDOUREE 3355	\$580,000	02/06/2023
3	40 Essex St WENDOUREE 3355	\$570,000	01/03/2023

**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:

07/03/2024 11:19



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**Property Type:** House  
**Land Size:** 638 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$575,000 - \$605,000  
**Median House Price**  
 Year ending December 2023: \$450,000

## Comparable Properties

**230B Forest St WENDOUREE 3355 (VG)**

Agent Comments

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**Price:** \$615,000  
**Method:** Sale  
**Date:** 20/12/2023  
**Property Type:** House (Res)  
**Land Size:** 614 sqm approx



**1057 Norman St WENDOUREE 3355 (REI/VG)**

Agent Comments

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**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 02/06/2023  
**Property Type:** House  
**Land Size:** 606 sqm approx



**40 Essex St WENDOUREE 3355 (REI/VG)**

Agent Comments

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**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 01/03/2023  
**Property Type:** House  
**Land Size:** 676 sqm approx

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