

# 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

2/2 Langham Drive, Wendouree Vic 3355

### Indicative selling price

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

Single price

\$379,500

### Median sale price

Median price

\$390,000

Property Type

Unit

Suburb

Wendouree

Period - From

01/10/2021

to

30/09/2022

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	1/16 Edwards Cr WENDOUREE 3355	\$425,000	20/10/2022
2	2/1133 Grevillea Rd WENDOUREE 3355	\$384,000	03/10/2022
3	1/1133 Grevillea Rd WENDOUREE 3355	\$380,000	21/12/2021

**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:

20/12/2022 09:56

Trevor Petrie  
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**Indicative Selling Price**

\$379,500

**Median Unit Price**

Year ending September 2022: \$390,000



 2    1    1

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



1/16 Edwards Cr WENDOUREE 3355 (VG)

Agent Comments

 2    -    -

**Price:** \$425,000

**Method:** Sale

**Date:** 20/10/2022

**Property Type:** Flat/Unit/Apartment (Res)



2/1133 Grevillea Rd WENDOUREE 3355 (VG)

Agent Comments

 2    -    -

**Price:** \$384,000

**Method:** Sale

**Date:** 03/10/2022

**Property Type:** Flat/Unit/Apartment (Res)



1/1133 Grevillea Rd WENDOUREE 3355  
(REI/VG)

Agent Comments

 2    1    1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 21/12/2021

**Property Type:** Townhouse (Single)

**Land Size:** 361 sqm approx

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