Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	2/2 Langham Drive, Wendouree Vic 3355
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$379,500

Median sale price

Median price \$390,000	Prope	rty Type Uni	t	Suburl	Wendouree
Period - From 01/10/2021	to 30	/09/2022	Sou	ırce 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

Aut	areas or comparable property	1 1100	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



Date of sale



Trevor Petrie 03 5333 4322 0418 503 767 trevor@trevorpetrie.com.au

> **Indicative Selling Price** \$379,500 **Median Unit Price**

Year ending September 2022: \$390,000





Property Type: Townhouse

Agent Comments

Comparable Properties



1/16 Edwards Cr WENDOUREE 3355 (VG)





Price: \$425,000 Method: Sale Date: 20/10/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/1133 Grevillea Rd WENDOUREE 3355 (VG)





Price: \$384,000 Method: Sale Date: 03/10/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/1133 Grevillea Rd WENDOUREE 3355

(REI/VG) **-**2







Price: \$380,000 Method: Private Sale Date: 21/12/2021

Property Type: Townhouse (Single) Land Size: 361 sqm approx

Agent Comments

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





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