

# 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 and  
postcode

8 Browns Parade, 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

\$475,000

&

\$495,000

### Median sale price

Median price

\$427,000

Property Type

House

Suburb

WENDOUREE

Period - From

16/05/2023

to

15/11/2024

Source

core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property         | Price     | Date of sale |
|--|-----------|--------------|
| 1 29 Browns Parade Wendouree Vic 3355  | \$480,000 | 2024-04-02   |
| 2 10 Freeman Street Wendouree Vic 3355 | \$480,000 | 2024-02-07   |
| 3 25 College Street Wendouree Vic 3355 | \$495,000 | 2023-12-07   |

This Statement of Information was prepared on:

16/11/2024