

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

1/7 Marilyn Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$350,000 & \$365,000

Median sale price

Median price \$340,000 Property Type Unit 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	9/1131 Eyre St NEWINGTON 3350	\$365,000	06/11/2023
2	2/11 Alexander Av WENDOUREE 3355	\$360,000	22/08/2023
3	2/1 Adela St WENDOUREE 3355	\$350,000	15/12/2023

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:

10/04/2024 09:06

1/7 Marilyn Street, Wendouree Vic 3355



Rob Cunningham

53312000

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Indicative Selling Price

\$350,000 - \$365,000

Median Unit Price

Year ending December 2023: \$340,000



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



9/1131 Eyre St NEWINGTON 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$365,000

Method: Private Sale

Date: 06/11/2023

Property Type: Townhouse (Single)

Land Size: 153 sqm approx



2/11 Alexander Av WENDOUREE 3355
(REI/VG)

Agent Comments

2 1 1

Price: \$360,000

Method: Private Sale

Date: 22/08/2023

Property Type: Townhouse (Single)



2/1 Adela St WENDOUREE 3355 (VG)

Agent Comments

2 - -

Price: \$350,000

Method: Sale

Date: 15/12/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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