

# 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

33 Wattle 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) (\*Delete single price or range as applicable)

Single price

\$250,000

or range between

&

### Median sale price

Median price

\$475,550

Property type

Other

Suburb

Wendouree

Period - From

01-02-2022

to

31-01-2023

Source

Corelogic

### Comparable property sales

Address of comparable property	Price	Date of sale
57 Wattle Avenue Wendouree VIC 3355	\$315,000	23-01-2023
1229 Norman Street Wendouree VIC 3355	\$285,000	27-07-2022
8 Banksia Road Wendouree VIC 3355	\$310,000	28-02-2022

**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: 20.04.2023