

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

1180 Norman Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$500,000

&

\$520,000

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Wendouree

Period - From

01/04/2022

to

30/06/2022

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	27 Browns Pde WENDOUREE 3355	\$571,000	13/07/2022
2	301 Forest St WENDOUREE 3355	\$552,000	07/06/2022
3	71 Grandview Gr WENDOUREE 3355	\$539,950	23/06/2022

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:

25/08/2022 12:24

1180 Norman Street, Wendouree Vic 3355



Phil Petrie

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Indicative Selling Price

\$500,000 - \$520,000

Median House Price

June quarter 2022: \$500,000



3 1 2

Rooms: 5

Property Type: House (Res)

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



27 Browns Pde WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 1

Price: \$571,000

Method: Private Sale

Date: 13/07/2022

Property Type: House (Res)

Land Size: 611 sqm approx



301 Forest St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 1

Price: \$552,000

Method: Private Sale

Date: 07/06/2022

Property Type: House

Land Size: 595 sqm approx



71 Grandview Gr WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 4

Price: \$539,950

Method: Private Sale

Date: 23/06/2022

Property Type: House

Land Size: 589 sqm approx

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



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