

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

1B BROWNS PARADE WENDOUREE VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,000

Property type

House

Suburb

Wendouree

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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

4 BOWDEN STREET WENDOUREE VIC 3355	\$565,000	26-Jul-21
16 IRIS AVENUE WENDOUREE VIC 3355	\$585,000	01-Aug-21
211 DOWLING STREET WENDOUREE VIC 3355	\$575,000	21-Apr-21

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: 07 April 2022



4 BOWDEN STREET WENDOUREE VIC 3355

3 1 2

Sold Price

\$565,000

Sold Date

26-Jul-21

Distance

0.24km



16 IRIS AVENUE WENDOUREE VIC 3355

3 1 2

Sold Price

\$585,000

Sold Date

01-Aug-21

Distance

0.52km



211 DOWLING STREET WENDOUREE VIC 3355

3 1 2

Sold Price

\$575,000

Sold Date

21-Apr-21

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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