

# 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

16 Iris 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)

Range between \$530,000 & \$550,000

### Median sale price

Median price \$429,600 Property Type House Suburb Wendouree

Period - From 01/04/2021 to 30/06/2021 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	11 Shelley St WENDOUREE 3355	\$565,000	04/07/2021
2	9 Orama Av WENDOUREE 3355	\$527,000	04/05/2021
3	211 DOWLING St WENDOUREE 3355	\$575,000	21/04/2021

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:

29/07/2021 14:07



**Property Type:** House (Res)

**Land Size:** 638 sqm approx

[Agent Comments](#)

## Comparable Properties



**11 Shelley St WENDOUREE 3355 (REI)**

[Agent Comments](#)



**Price:** \$565,000

**Method:** Private Sale

**Date:** 04/07/2021

**Property Type:** House

**Land Size:** 675 sqm approx



**9 Orama Av WENDOUREE 3355 (REI/VG)**

[Agent Comments](#)



**Price:** \$527,000

**Method:** Private Sale

**Date:** 04/05/2021

**Property Type:** House

**Land Size:** 656 sqm approx



**211 DOWLING St WENDOUREE 3355 (VG)**

[Agent Comments](#)



**Price:** \$575,000

**Method:** Sale

**Date:** 21/04/2021

**Property Type:** House (Res)

**Land Size:** 669 sqm approx