

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

17 ORAMA AVENUE 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

\$549,990

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Wendouree

Period-from

01 May 2022

to

30 Apr 2023

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

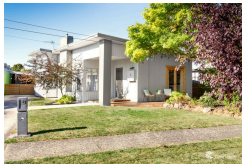
Date of sale

8 LINDEN AVENUE WENDOUREE VIC 3355	\$555,000	11-Feb-23
40 ESSEX STREET WENDOUREE VIC 3355	\$570,000	23-Jan-23
38 SHELLEY STREET WENDOUREE VIC 3355	\$540,000	01-Dec-22

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: 11 May 2023



**8 LINDEN AVENUE WENDOUREE
VIC 3355**

3 1 2

Sold Price

\$555,000

Sold Date

11-Feb-23

Distance

0.38km



**40 ESSEX STREET WENDOUREE
VIC 3355**

4 1 4

Sold Price

\$570,000

Sold Date

23-Jan-23

Distance

0.51km



**38 SHELLEY STREET WENDOUREE
VIC 3355**

3 1 2

Sold Price

\$540,000

Sold Date

01-Dec-22

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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