

# 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

40 Essex Street, 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 \$565,000 & \$585,000

### Median sale price

Median price \$480,000

Property Type House

Suburb Wendouree

Period - From 05/12/2021

to 04/12/2022

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	6 Lilley St BALLARAT NORTH 3350	\$580,000	14/11/2022
2	1b Browns Pde WENDOUREE 3355	\$580,000	27/04/2022
3	11 Shelley St WENDOUREE 3355	\$565,000	04/07/2021

**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:

05/12/2022 18:13



**Property Type:** House (Previously Occupied - Detached)

Agent Comments

**Indicative Selling Price**

\$565,000 - \$585,000

**Median House Price**

05/12/2021 - 04/12/2022: \$480,000

## Comparable Properties



6 Lilley St BALLARAT NORTH 3350 (REI)

Agent Comments



**Price:** \$580,000

**Method:** Private Sale

**Date:** 14/11/2022

**Property Type:** House

**Land Size:** 784 sqm approx



1b Browns Pde WENDOUREE 3355 (REI/VG)

Agent Comments



**Price:** \$580,000

**Method:** Private Sale

**Date:** 27/04/2022

**Property Type:** House (Res)

**Land Size:** 974 sqm approx



11 Shelley St WENDOUREE 3355 (REI/VG)

Agent Comments



**Price:** \$565,000

**Method:** Private Sale

**Date:** 04/07/2021

**Property Type:** House

**Land Size:** 675 sqm approx