

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1 CEDAR COURT WENDOUREE VIC 3355

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price&

\$420,000

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Wendouree

Period-from

01 Nov 2021

to

31 Oct 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

33 OAK STREET WENDOUREE VIC 3355

\$520,000

29-Jun-22

45 STAMFORD STREET WENDOUREE VIC 3355

\$500,000

05-Oct-22

10 ROMNEY STREET WENDOUREE VIC 3355

\$495,000

26-Jul-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: 22.02.2023



33 OAK STREET WENDOUREE VIC 3355

3 1 2

Sold Price

\$520,000

Sold Date

29-Jun-22

Distance

1.47km



45 STAMFORD STREET WENDOUREE VIC 3355

3 1 2

Sold Price

^{RS} **\$500,000**

Sold Date

05-Oct-22

Distance

0.67km



10 ROMNEY STREET WENDOUREE VIC 3355

3 1 2

Sold Price

\$495,000

Sold Date

26-Jul-22

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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