## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

3/25 Dare Street, Wendouree Vic 3355

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$345,000		&		\$365,000					
Median sale pi	rice									
Median price	\$380,000	Pro	operty Type	Unit			Suburb	Wendouree		
Period - From	07/02/2023	to	06/02/2024		So	urce	REIV			

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4/1112 Howitt St WENDOUREE 3355	\$360,000	15/12/2023
2	2/1 Adela St WENDOUREE 3355	\$350,000	29/01/2024
3	5/1110 Gregory St LAKE WENDOUREE 3350	\$325,000	22/08/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/02/2024 11:12









Property Type: Unit Agent Comments Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$345,000 - \$365,000 Median Unit Price 07/02/2023 - 06/02/2024: \$380,000

# **Comparable Properties**



4/1112 Howitt St WENDOUREE 3355 (REI)



Price: \$360,000 Method: Private Sale Date: 15/12/2023 Property Type: Unit Land Size: 194 sqm approx

2/1 Adela St WENDOUREE 3355 (REI)

Agent Comments

Agent Comments



Price: \$350,000 Method: Private Sale Date: 29/01/2024 Property Type: Unit Land Size: 252 sqm approx

2



5/1110 Gregory St LAKE WENDOUREE 3350 Agent Comments (REI)



Price: \$325,000 Method: Private Sale Date: 22/08/2023 Property Type: Unit Land Size: 83 sqm approx

#### Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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