

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 between \$345,000 & \$365,000

Median sale price

Median price \$380,000 Property Type Unit Suburb Wendouree

Period - From 07/02/2023 to 06/02/2024 Source 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.

	Address 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

Comparable Properties



4/1112 Howitt St WENDOUREE 3355 (REI)

Agent Comments



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



Price: \$350,000

Method: Private Sale

Date: 29/01/2024

Property Type: Unit

Land Size: 252 sqm approx



5/1110 Gregory St LAKE WENDOUREE 3350 (REI)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 22/08/2023

Property Type: Unit

Land Size: 83 sqm approx