

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

19 Orama Avenue, Wendouree Vic 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$425,000 & \$445,000

Median sale price

Median price \$460,000 Property Type House Suburb Wendouree

Period - From 01/04/2021 to 31/03/2022 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	8 Pevensey St WENDOUREE 3355	\$440,000	10/01/2022
2	36 Marie Cr WENDOUREE 3355	\$440,000	14/07/2021
3	321 Dowling St WENDOUREE 3355	\$425,000	21/07/2021

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:

06/06/2022 14:09



3 1 4

Rooms: 5
Property Type: House
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$425,000 - \$445,000
Median House Price
Year ending March 2022: \$460,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



8 Pevensey St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$440,000
Method: Private Sale
Date: 10/01/2022
Property Type: House
Land Size: 605 sqm approx



36 Marie Cr WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$440,000
Method: Private Sale
Date: 14/07/2021
Property Type: House (Res)
Land Size: 684 sqm approx



321 Dowling St WENDOUREE 3355 (VG)

Agent Comments

3 - -

Price: \$425,000
Method: Sale
Date: 21/07/2021
Property Type: House (Res)
Land Size: 591 sqm approx