

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 and
postcode

49 Primrose Street Wendouree VIC 3355

Indicative selling price

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

Single Price

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

House

Suburb

Wendouree

Period-from

01 Dec 2020

to

30 Nov 2021

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
60 Maple Avenue Wendouree VIC 3355	\$340,000	20-May-21
5 Boronia Grove Wendouree VIC 3355	\$315,000	22-Mar-21
72 Marigold Street Wendouree VIC 3355	\$320,000	05-Aug-21

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: 10 December 2021



60 Maple Avenue Wendouree VIC 3355

Sold Price

\$340,000

Sold Date

20-May-21

3

1

1

Distance

0.43km



5 Boronia Grove Wendouree VIC 3355

Sold Price

\$315,000

Sold Date

22-Mar-21

3

1

1

Distance

0.51km



72 Marigold Street Wendouree VIC 3355

Sold Price

\$320,000

Sold Date

05-Aug-21

3

1

1

Distance

0.56km



345 Gillies Street North Wendouree VIC 3355

Sold Price

\$330,000

Sold Date

20-Apr-21

3

1

2

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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