

# 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

14 Harrow Street, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$530,000

### Median sale price

Median price \$470,000

Property Type House

Suburb Wendouree

Period - From 01/07/2021

to 30/09/2021

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	5 Rugby St WENDOUREE 3355	\$538,000	01/10/2021
2	12 Hamlet St WENDOUREE 3355	\$532,500	26/08/2021
3	20 Eton St WENDOUREE 3355	\$530,500	08/11/2021

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:

25/11/2021 09:50



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**Rooms:** 7

**Property Type:** House

**Land Size:** 701 sqm approx

**Agent Comments**

## Comparable Properties



**5 Rugby St WENDOUREE 3355 (VG)**

**Agent Comments**

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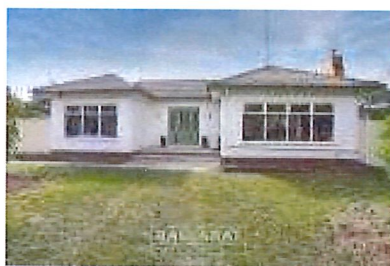
**Price:** \$538,000

**Method:** Sale

**Date:** 01/10/2021

**Property Type:** House (Res)

**Land Size:** 622 sqm approx



**12 Hamlet St WENDOUREE 3355 (VG)**

**Agent Comments**

3 - -

**Price:** \$532,500

**Method:** Sale

**Date:** 26/08/2021

**Property Type:** House (Res)

**Land Size:** 635 sqm approx



**20 Eton St WENDOUREE 3355 (REI)**

**Agent Comments**

3 1 2

**Price:** \$530,500

**Method:** Private Sale

**Date:** 08/11/2021

**Property Type:** House

**Land Size:** 600 sqm approx