

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

28 Browns Parade, Wendouree Vic 3355

Indicative selling price

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

Range between \$480,000 & \$490,000

Median sale price

Median price \$435,000 Property Type House Suburb Wendouree

Period - From 31/07/2023 to 30/07/2024 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	29 Browns Pde WENDOUREE 3355	\$480,000	27/03/2024
2	10 Freeman St WENDOUREE 3355	\$480,000	15/02/2024
3	25 College St WENDOUREE 3355	\$495,000	07/12/2023

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:

31/07/2024 14:46

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Indicative Selling Price

\$480,000 - \$490,000

Median House Price

31/07/2023 - 30/07/2024: \$435,000



3 2 2

Rooms: 7

Property Type: House

Land Size: 770 sqm approx

Agent Comments

Comparable Properties



29 Browns Pde WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$480,000

Method: Private Sale

Date: 27/03/2024

Rooms: 8

Property Type: House (Res)

Land Size: 615 sqm approx



10 Freeman St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 3

Price: \$480,000

Method: Private Sale

Date: 15/02/2024

Property Type: House

Land Size: 630 sqm approx



25 College St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$495,000

Method: Private Sale

Date: 07/12/2023

Property Type: House

Land Size: 631 sqm approx