

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

37 CAMBRIDGE 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

or range
between

\$479,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

House

Suburb

Wendouree

Period-from

01 Dec 2023

to

30 Nov 2024

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

4 WEBBCONA PARADE WENDOUREE VIC 3355	\$480,000	06-Sep-24
62 GRANDVIEW GROVE WENDOUREE VIC 3355	\$470,500	24-Sep-24
28 PAULS CRESCENT WENDOUREE VIC 3355	\$495,000	02-Oct-24

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: 09 December 2024

McGrath

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4 WEBBCONA PARADE WENDOUREE VIC 3355

4 2 1

Sold Price **\$480,000** Sold Date **06-Sep-24**

Distance **0.21km**



62 GRANDVIEW GROVE WENDOUREE VIC 3355

4 2 -

Sold Price **\$470,500** Sold Date **24-Sep-24**

Distance **0.42km**



28 PAULS CRESCENT WENDOUREE VIC 3355

4 2 3

Sold Price ^{RS} **\$495,000** Sold Date **02-Oct-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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