

# 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 Mathilda 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) (\*Delete single price or range as applicable)

Single price  or range between \$495,000 & \$544,000

### Median sale price

Median price \$480,000 Property type House Suburb Wendouree

Period - From 01-03-2022 to 28-02-2023 Source Corelogic

### Comparable property sales

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
222 Dowling Street Wendouree VIC 3355	\$530,000	25-01-2023
614 Howitt Street Ballarat North VIC 3350	\$520,000	03-11-2022
127 Park Street East Redan VIC 3350	\$520,000	14-12-2023

This Statement of Information was prepared on: 29-03-2023