

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

9 Fisher Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$510,000

&

\$545,000

Median sale price

Median price \$474,300

Property Type House

Suburb Wendouree

Period - From 01/03/2022

to

28/02/2023

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	8 Linden Av WENDOUREE 3355	\$555,000	11/02/2023
2	9 Shelley St WENDOUREE 3355	\$555,000	23/08/2022
3	43 Cambridge St WENDOUREE 3355	\$545,000	28/02/2023

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:

01/03/2023 14:56

9 Fisher Street, Wendouree Vic 3355



Leigh Hutchinson

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Indicative Selling Price

\$510,000 - \$545,000

Median House Price

01/03/2022 - 28/02/2023: \$474,300



3 1 2

Rooms: 6

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



8 Linden Av WENDOUREE 3355 (REI)

Agent Comments

3 1 2

Price: \$555,000

Method: Private Sale

Date: 11/02/2023

Property Type: House

Land Size: 601 sqm approx



9 Shelley St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 3

Price: \$555,000

Method: Private Sale

Date: 23/08/2022

Property Type: House (Res)

Land Size: 663 sqm approx



43 Cambridge St WENDOUREE 3355 (REI)

Agent Comments

3 1 1

Price: \$545,000

Method: Private Sale

Date: 28/02/2023

Property Type: House

Land Size: 700 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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