

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

15 Ivanhoe Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$365,000

&

\$400,000

Median sale price

Median price

\$425,000

Property Type

House

Suburb

Wendouree

Period - From

01/01/2024

to

31/12/2024

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	6 Dermot St WENDOUREE 3355	\$385,000	20/12/2024
2	35 Malmesbury St WENDOUREE 3355	\$371,000	18/10/2024
3	28 Ivanhoe St WENDOUREE 3355	\$380,000	03/05/2024

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:

29/01/2025 16:34



Property Type:
Agent Comments

Indicative Selling Price
\$365,000 - \$400,000
Median House Price
Year ending December 2024: \$425,000

Comparable Properties



6 Dermot St WENDOUREE 3355 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 20/12/2024
Property Type: House
Land Size: 636 sqm approx



35 Malmesbury St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$371,000
Method: Private Sale
Date: 18/10/2024
Property Type: House
Land Size: 602 sqm approx



28 Ivanhoe St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 03/05/2024
Property Type: House (Res)
Land Size: 611 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



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