

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 MONASTERY DRIVE 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

House

Suburb

Wendouree

Period-from

01 Sep 2023

to

31 Aug 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

6 CARDIGAN AVENUE ALFREDTON VIC 3350	\$580,000	10-May-24
14 LAKE STREET WENDOUREE VIC 3355	\$600,000	23-May-24
10 ST CLARE AVENUE LAKE GARDENS VIC 3355	\$545,000	11-Jul-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: 30 September 2024

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**6 CARDIGAN AVENUE
ALFREDTON VIC 3350**

 3  1  2

Sold Price **\$580,000** Sold Date **10-May-24**

Distance **2.12km**



**14 LAKE STREET WENDOUREE VIC
3355**

 3  1  2

Sold Price **\$600,000** Sold Date **23-May-24**

Distance **0.27km**



**10 ST CLARE AVENUE LAKE
GARDENS VIC 3355**

 3  2  2

Sold Price ^{RS} **\$545,000** Sold Date **11-Jul-24**

Distance **1.03km**

RS = Recent sale **UN** = Undisclosed Sale

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