

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov](http://services.land.vic.gov).

### Property offered for

Address  
Including suburb and  
postcode

8 DERMOT 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)

Price Range: \$445,000 to \$449,000

### Median sale price

Median price

\$365,500

Property type

House

Suburb

WENDOUREE

Period

01 April 2020 to 31 March 2021

Source

 pricefinder

### Comparable property sales

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

Price

Date of sale

2 PEVENSEY ST, WENDOUREE, VIC 3355	\$445,000	10/02/2021
3 HAMLET ST, WENDOUREE, VIC 3355	\$455,000	20/01/2021
69 MARIE CRES, WENDOUREE, VIC 3355	\$443,000	07/12/2020

This Statement of Information was prepared on: 17/04/2021

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 DERMOT STREET, WENDOUREE, VIC**

3 1 3

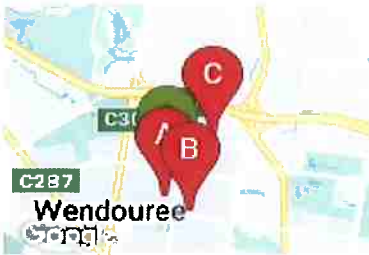
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$445,000 to \$449,000**

Provided by: Catharina Hartzheim, PRDnationwide Ballarat

## MEDIAN SALE PRICE



**WENDOUREE, VIC, 3355**

**Suburb Median Sale Price (House)**

**\$365,500**

01 April 2020 to 31 March 2021

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



**2 PEVENSEY ST, WENDOUREE, VIC 3355**

3 1 2

### Sale Price

**\$445,000**

Sale Date: 10/02/2021

Distance from Property: 290m



**3 HAMLET ST, WENDOUREE, VIC 3355**

3 1 3

### Sale Price

**\$455,000**

Sale Date: 20/01/2021

Distance from Property: 606m



**69 MARIE CRES, WENDOUREE, VIC 3355**

3 1 2

### Sale Price

**\$443,000**

Sale Date: 07/12/2020

Distance from Property: 839m



This report has been compiled on 17/04/2021 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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