

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

27 Marie Crescent, Wendouree Vic 3355

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$445,000 Property Type House Suburb Wendouree

Period - From 01/01/2021 to 31/12/2021 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	57 Harold St WENDOUREE 3355	\$505,000	16/11/2021
2	6 Halbert St WENDOUREE 3355	\$500,000	09/12/2021
3	25 Eton St WENDOUREE 3355	\$491,000	09/09/2021

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:

03/02/2022 14:30



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Rooms: 6
Property Type: House
Land Size: 808 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median House Price
Year ending December 2021: \$445,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



57 Harold St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 1

Price: \$505,000
Method: Private Sale
Date: 16/11/2021
Property Type: House
Land Size: 667 sqm approx



6 Halbert St WENDOUREE 3355 (REI)

Agent Comments

3 1 1

Price: \$500,000
Method: Private Sale
Date: 09/12/2021
Property Type: House



25 Eton St WENDOUREE 3355 (VG)

Agent Comments

3 - -

Price: \$491,000
Method: Sale
Date: 09/09/2021
Property Type: House (Res)
Land Size: 604 sqm approx

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