

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1/1314 HOWITT STREET WENDOUREE VIC 3355

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single
between

Price&

\$545,000

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Wendouree

Period-from

01 Nov 2021

to

31 Oct 2022

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

1020 GREGORY STREET LAKE WENDOUREE VIC 3350

\$625,000

02-May-22

10 MOLBRAY STREET WENDOUREE VIC 3355

\$591,000

25-May-22

22 ROWAN PARADE WENDOUREE VIC 3355

\$607,000

12-Mar-22

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: 15 November 2022



**1020 GREGORY STREET LAKE
WENDOUREE VIC 3350**

3 1 2

Sold Price **\$625,000** Sold Date **02-May-22**

Distance **1.85km**



**10 MOLBRAY STREET
WENDOUREE VIC 3355**

4 2 2

Sold Price **\$591,000** Sold Date **25-May-22**

Distance **1.85km**



**22 ROWAN PARADE WENDOUREE
VIC 3355**

3 2 2

Sold Price **\$607,000** Sold Date **12-Mar-22**

Distance **2.21km**

RS = Recent sale

UN = Undisclosed Sale

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