

# 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

5 Adela 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) (\*Delete single price or range as applicable)

Single price

or range between

\$440,000

&

\$470,000

### Median sale price

Median price

\$421,250

Property type

House

Suburb

Wendouree

Period - From

01-01-2021

to

31-12-2021

Source

Corelogic

### Comparable property sales

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
337 Forest Street Wendouree VIC 3355	\$465,000	22-10-2021
10 Ercil Street Wendouree VIC 3355	\$444,000	30-06-2021
62 Hastings Street Wendouree VIC 3355	\$475,000	07-12-2021

This Statement of Information was prepared on:

11-01-2022