

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

2/1 ADELA STREET 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$384,000

Property type

Unit

Suburb

Wendouree

Period-from

01 Nov 2022

to

31 Oct 2023

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

3/5 MARGARET STREET WENDOUREE VIC 3355	-	30-Mar-23
2/1133 GREVILLEA ROAD WENDOUREE VIC 3355	\$384,000	03-Oct-22
2/15 EDGAR STREET WENDOUREE VIC 3355	\$372,000	11-Jul-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: 29 November 2023

McGrath

Alysha Croxford

M 03 5332 9226

E alyshacroxford@mcgrath.com.au



**3/5 MARGARET STREET
WENDOUREE VIC 3355**

1 1 1

Sold Price

- Sold Date **30-Mar-23**

Distance **0.29km**



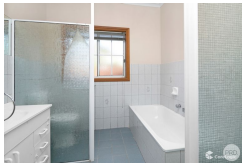
**2/1133 GREVILLEA ROAD
WENDOUREE VIC 3355**

2 1 1

Sold Price

\$384,000 Sold Date **03-Oct-22**

Distance **0.46km**



**2/15 EDGAR STREET WENDOUREE
VIC 3355**

2 1 1

Sold Price

\$372,000 Sold Date **11-Jul-22**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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