

# 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

22 Rowan Parade, Wendouree Vic 3355

### Indicative selling price

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

Range between

\$590,000

&

\$620,000

### Median sale price

Median price

\$465,000

Property Type

House

Suburb

Wendouree

Period - From

01/10/2021

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	6 Bogart Dr WENDOUREE 3355	\$610,000	19/08/2021
2	1 Cornwall St WENDOUREE 3355	\$610,000	18/06/2021
3	15 Rozel Av WENDOUREE 3355	\$585,000	25/01/2021

**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:

14/02/2022 21:53



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 708 sqm approx

**Agent Comments**

## Comparable Properties



**6 Bogart Dr WENDOUREE 3355 (REI/VG)**

**Agent Comments**



**Price:** \$610,000

**Method:** Private Sale

**Date:** 19/08/2021

**Property Type:** House

**Land Size:** 700 sqm approx



**1 Cornwall St WENDOUREE 3355 (REI/VG)**

**Agent Comments**



**Price:** \$610,000

**Method:** Private Sale

**Date:** 18/06/2021

**Property Type:** House (Res)

**Land Size:** 727 sqm approx

**15 Rozel Av WENDOUREE 3355 (REI/VG)**

**Agent Comments**



**Price:** \$585,000

**Method:** Private Sale

**Date:** 25/01/2021

**Property Type:** House (Res)

**Land Size:** 720 sqm approx