Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$585,000

Property	offered	for sale
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Address	22 Rowan Parade, Wendouree Vic 3355
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$465,000	Pro	perty 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)

15 Rozel Av WENDOUREE 3355

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.

1 6 Bogart Dr WENDOUREE 3355 \$610,000	19/08/2021
2 1 Cornwall St WENDOUREE 3355 \$610,000	18/06/2021

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



25/01/2021



5331 4544 0400 533 667 lhorvat@buxton.com.au

Indicative Selling Price \$590,000 - \$620,000 **Median House Price**

December quarter 2021: \$465,000



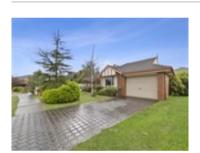


Property Type: House (Previously Occupied - Detached)

Land Size: 708 sqm approx

Agent Comments

Comparable Properties



6 Bogart Dr WENDOUREE 3355 (REI/VG)

4 3

Price: \$610,000 Method: Private Sale Date: 19/08/2021 Property Type: House Land Size: 700 sqm approx **Agent Comments**



1 Cornwall St WENDOUREE 3355 (REI/VG)

-4

Price: \$610,000 Method: Private Sale Date: 18/06/2021

Property Type: House (Res) Land Size: 727 sqm approx

Agent Comments

15 Rozel Av WENDOUREE 3355 (REI/VG)

= 3

Price: \$585,000 Method: Private Sale Date: 25/01/2021

Property Type: House (Res) Land Size: 720 sqm approx

Agent Comments

Account - Buxton Ballarat | P: 03 5331 4544



