Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb or locality and postcode 9 Langham Road, Wendouree Vic 3355

Indicative selling price

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

Range between \$499,000 & \$520,000

Median sale price

Median price	\$435,000	Pro	perty Type	House		Suburb	Wendouree
Period - From	01/07/2023	to	30/06/2024		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

1	1 EALING Av WENDOUREE 3355	\$580,000	29/05/2024
2	54 Langstaffe Dr WENDOUREE 3355	\$515,000	29/05/2024
3	1013 Grevillea Rd WENDOUREE 3355	\$522,000	01/12/2023

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:	20/11/2024 11:46



Date of sale



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> **Indicative Selling Price** \$499,000 - \$520,000 **Median House Price** Year ending June 2024: \$435,000





Property Type: House (Res) Land Size: 647 sqm approx **Agent Comments**

Comparable Properties



1 EALING Av WENDOUREE 3355 (VG)





Price: \$580,000 Method: Sale Date: 29/05/2024

Property Type: House (Res) Land Size: 659 sqm approx

Agent Comments

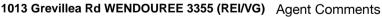


54 Langstaffe Dr WENDOUREE 3355 (REI/VG) Agent Comments





Price: \$515,000 Method: Private Sale Date: 29/05/2024 Property Type: House Land Size: 665 sqm approx









Price: \$522,000 Method: Private Sale Date: 01/12/2023 Property Type: House Land Size: 745 sqm approx

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