

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

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 Property 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	Price	Date of sale
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

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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)

Agent Comments



Price: \$580,000

Method: Sale

Date: 29/05/2024

Property Type: House (Res)

Land Size: 659 sqm approx



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



1013 Grevillea Rd WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$522,000

Method: Private Sale

Date: 01/12/2023

Property Type: House

Land Size: 745 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408