

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

211 DOWLING 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

or range
between

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

House

Suburb

Wendouree

Period-from

01 Dec 2023

to

30 Nov 2024

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

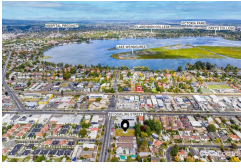
Date of sale

201 DOWLING STREET WENDOUREE VIC 3355	\$580,000	27-Aug-24
602 LANDBOROUGH STREET BALLARAT NORTH VIC 3350	\$590,000	20-Sep-24
528 DOVETON STREET NORTH SOLDIERS HILL VIC 3350	\$590,000	05-Sep-24

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: 09 December 2024



**201 DOWLING STREET
WENDOUREE VIC 3355**

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Sold Price **\$580,000** Sold Date **27-Aug-24**

Distance **0.11km**



**602 LANDBOROUGH STREET
BALLARAT NORTH VIC 3350**

 3  2  4

Sold Price **\$590,000** Sold Date **20-Sep-24**

Distance **1.88km**



**528 DOVETON STREET NORTH
SOLDIERS HILL VIC 3350**

 3  1  2

Sold Price Sold Date **05-Sep-24**

Distance **1.89km**

RS = Recent sale UN = Undisclosed Sale

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