## 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	1/9 Form Street, Wendouree Vic 3355
Including suburb or	
locality and postcode	

## Indicative selling price

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

Range between	\$395,000	&	\$415,000
ا	,		

### Median sale price

Median price	\$342,500	Pro	perty Type	Townhouse		Suburb	Wendouree
Period - From	25/02/2024	to	24/02/2025		Source	Property	/ Data

## 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

Address of comparable property		Price	Date of sale
1	3/111 Lexton St LAKE WENDOUREE 3350	\$400,000	27/08/2024
2	1/9 Park St WENDOUREE 3355	\$385,000	12/07/2024
3	14/216 Forest St WENDOUREE 3355	\$400,000	06/02/2024

### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	25/02/2025 11:42





Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

**Indicative Selling Price** \$395,000 - \$415,000 **Median Townhouse Price** 25/02/2024 - 24/02/2025: \$342,500





Property Type: Unit **Agent Comments** 

# Comparable Properties



3/111 Lexton St LAKE WENDOUREE 3350 (REI/VG)

2

Price: \$400,000 Method: Private Sale Date: 27/08/2024

Property Type: Townhouse (Single)

**Agent Comments** 



1/9 Park St WENDOUREE 3355 (REI/VG)

2

Price: \$385,000 Method: Private Sale Date: 12/07/2024





Agent Comments

Property Type: Unit Land Size: 297 sqm approx



14/216 Forest St WENDOUREE 3355 (REI/VG)

Price: \$400,000 Method: Private Sale Date: 06/02/2024

Property Type: Townhouse (Single)

**Agent Comments** 

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.