

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

1/9 Form Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$395,000

&

\$415,000

Median sale price

Median price

\$342,500

Property 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	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 comparable properties 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

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Property Type: Unit
Agent Comments

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

Comparable Properties



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

[Agent Comments](#)

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Price: \$400,000
Method: Private Sale
Date: 27/08/2024
Property Type: Townhouse (Single)



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

[Agent Comments](#)

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Price: \$385,000
Method: Private Sale
Date: 12/07/2024
Property Type: Unit
Land Size: 297 sqm approx



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

[Agent Comments](#)

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Price: \$400,000
Method: Private Sale
Date: 06/02/2024
Property Type: Townhouse (Single)

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