

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

245 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

\$515,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,500

Property type

House

Suburb

Wendouree

Period-from

01 Nov 2020

to

31 Oct 2021

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

211 Dowling Street Wendouree VIC 3355	\$575,000	21-Apr-21
4 Glasgow Street Wendouree VIC 3355	\$527,000	07-Oct-21
16 Iris Avenue Wendouree VIC 3355	\$585,000	01-Aug-21

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: 12 November 2021

McGrath

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211 Dowling Street Wendouree VIC 3355

Sold Price

\$575,000

Sold Date

21-Apr-21

 3

 1

 2

Distance

0.37km



4 Glasgow Street Wendouree VIC 3355

Sold Price

^{RS} **\$527,000**

Sold Date

07-Oct-21

 3

 1

 4

Distance

0.53km



16 Iris Avenue Wendouree VIC 3355

Sold Price

\$585,000

Sold Date

01-Aug-21

 3

 1

 2

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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