

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

10 Marie Crescent, Wendouree Vic 3355

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$470,000 Property Type House Suburb Wendouree

Period - From 01/07/2021 to 30/09/2021 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 | 21 Langstaffe Dr WENDOUREE 3355 | \$482,000 | 24/08/2021 |
| 2 | 4 Halbert St WENDOUREE 3355 | \$476,000 | 23/04/2021 |
| 3 | 48 Marie Cr WENDOUREE 3355 | \$470,000 | 16/09/2021 |

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:

18/01/2022 11:27

10 Marie Crescent, Wendouree Vic 3355



Rob Cunningham

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Indicative Selling Price

\$450,000 - \$495,000

Median House Price

September quarter 2021: \$470,000



Property Type: House (Previously Occupied - Detached)

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



21 Langstaffe Dr WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$482,000

Method: Private Sale

Date: 24/08/2021

Property Type: House

Land Size: 668 sqm approx



4 Halbert St WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$476,000

Method: Private Sale

Date: 23/04/2021

Property Type: House

Land Size: 602 sqm approx



48 Marie Cr WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$470,000

Method: Private Sale

Date: 16/09/2021

Property Type: House (Res)

Land Size: 739 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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