

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

1/85 MARIE CRESCENT 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

\$349,999

&

\$359,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$381,750

Property type

Unit

Suburb

Wendouree

Period-from

01 Jun 2022

to

31 May 2023

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

14/25 DARE STREET WENDOUREE VIC 3355	\$350,000	28-Nov-22
3/52 LONGLEY STREET ALFREDTON VIC 3350	\$350,000	12-May-23
2/2 LANGHAM ROAD WENDOUREE VIC 3355	\$379,500	24-Jan-23

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: 14 June 2023



**14/25 DARE STREET WENDOUREE
VIC 3355**

Sold Price

\$350,000

Sold Date

28-Nov-22

2

1

1

Distance

1.85km



**3/52 LONGLEY STREET
ALFREDTON VIC 3350**

Sold Price

^{RS} **\$350,000**

Sold Date

12-May-23

2

1

1

Distance

4.62km



**2/2 LANGHAM ROAD WENDOUREE
VIC 3355**

Sold Price

\$379,500

Sold Date

24-Jan-23

2

1

1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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