

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

20A/330 Gillies Street, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$350,000

&

\$385,000

### Median sale price

Median price \$385,000

Property Type Unit

Suburb Wendouree

Period - From 23/01/2023

to

22/01/2024

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	1/1 Pickford St WENDOUREE 3355	\$385,000	31/07/2023
2	2/9 Park St WENDOUREE 3355	\$385,000	02/12/2023
3	2/11 Alexander Av WENDOUREE 3355	\$360,000	22/08/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/01/2024 13:43

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$350,000 - \$385,000

**Median Unit Price**

23/01/2023 - 22/01/2024: \$385,000

## Comparable Properties

**1/1 Pickford St WENDOUREE 3355 (REI/VG)**

Agent Comments

**Price:** \$385,000**Method:** Private Sale**Date:** 31/07/2023**Property Type:** Unit**Land Size:** 310 sqm approx**2/9 Park St WENDOUREE 3355 (REI)**

Agent Comments

**Price:** \$385,000**Method:** Private Sale**Date:** 02/12/2023**Property Type:** Unit**2/11 Alexander Av WENDOUREE 3355 (REI/VG)**

Agent Comments

**Price:** \$360,000**Method:** Private Sale**Date:** 22/08/2023**Property Type:** Townhouse (Single)