

## 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

2/17 HALBERT STREET WENDOUREE VIC 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$345,750

Property type

Unit

Suburb

Wendouree

Period-from

01 Feb 2024

to

31 Jan 2025

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

26A/300 GILLIES STREET NORTH WENDOUREE VIC 3355	\$460,000	15-Aug-24
10/216 FOREST STREET WENDOUREE VIC 3355	\$355,000	24-Oct-24
13/25 DARE STREET WENDOUREE VIC 3355	\$340,000	31-Oct-24

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.~~

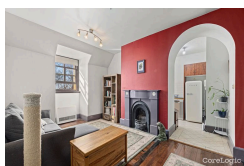
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# McGrath

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**26A/300 GILLIES STREET NORTH  
WENDOUREE VIC 3355**

3 2 -

Sold Price **\$460,000** Sold Date **15-Aug-24**

Distance **1.96km**



**10/216 FOREST STREET  
WENDOUREE VIC 3355**

2 1 1

Sold Price **\$355,000** Sold Date **24-Oct-24**

Distance **1.96km**



**13/25 DARE STREET WENDOUREE  
VIC 3355**

2 1 -

Sold Price **\$340,000** Sold Date **31-Oct-24**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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