

# 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

301 Forest 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)

Range between \$555,000 & \$575,000

### Median sale price

Median price \$465,000 Property Type House Suburb Wendouree

Period - From 01/10/2021 to 31/12/2021 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	211 DOWLING St WENDOUREE 3355	\$575,000	21/04/2021
2	23 College St WENDOUREE 3355	\$556,000	03/03/2022
3	23 Grandview Gr WENDOUREE 3355	\$555,000	03/03/2022

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:

06/04/2022 15:01



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 603 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$555,000 - \$575,000  
**Median House Price**  
December quarter 2021: \$465,000

## Comparable Properties



**211 DOWLING St WENDOUREE 3355 (VG)**

**Agent Comments**



**Price:** \$575,000  
**Method:** Sale  
**Date:** 21/04/2021  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx



**23 College St WENDOUREE 3355 (REI)**

**Agent Comments**



**Price:** \$556,000  
**Method:** Private Sale  
**Date:** 03/03/2022  
**Property Type:** House



**23 Grandview Gr WENDOUREE 3355 (REI)**

**Agent Comments**



**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 03/03/2022  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx