

# 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 Alexander Avenue, 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 \$495,000 & \$515,000

### Median sale price

Median price \$453,000 Property Type House Suburb Wendouree

Period - From 01/10/2022 to 30/09/2023 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 | 56 Browns Pde WENDOUREE 3355   | \$520,000 | 24/06/2022   |
| 2 | 6 Lincoln St WENDOUREE 3355    | \$510,000 | 07/06/2023   |
| 3 | 19 Fisher St WENDOUREE 3355    | \$500,000 | 04/04/2023   |

**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:

05/01/2024 14:21

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**Indicative Selling Price**

\$495,000 - \$515,000

**Median House Price**

Year ending September 2023: \$453,000



 4    1    2

**Property Type:** House

**Land Size:** 605 sqm approx

Agent Comments

## Comparable Properties



**56 Browns Pde WENDOUREE 3355 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$520,000

**Method:** Private Sale

**Date:** 24/06/2022

**Property Type:** House

**Land Size:** 743 sqm approx



**6 Lincoln St WENDOUREE 3355 (REI/VG)**

Agent Comments

 3    1    4

**Price:** \$510,000

**Method:** Private Sale

**Date:** 07/06/2023

**Property Type:** House

**Land Size:** 635 sqm approx



**19 Fisher St WENDOUREE 3355 (REI/VG)**

Agent Comments

 2    1    3

**Price:** \$500,000

**Method:** Private Sale

**Date:** 04/04/2023

**Property Type:** House

**Land Size:** 855 sqm approx

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