

# 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

### Indicative selling price

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

Range between  &

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### 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	5 Boronia Gr WENDOUREE 3355	\$365,000	25/10/2024
2	48 Marigold St WENDOUREE 3355	\$365,000	20/09/2024
3	11 Linden Av WENDOUREE 3355	\$360,000	30/07/2024

**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:



 2    1    4

**Property Type:** House  
**Land Size:** 769 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$340,000 - \$360,000  
**Median House Price**  
September quarter 2024: \$429,000

## Comparable Properties



**5 Boronia Gr WENDOUREE 3355 (REI/VG)**

**Agent Comments**

 3    1    3

**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 25/10/2024  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**48 Marigold St WENDOUREE 3355 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 20/09/2024  
**Property Type:** House  
**Land Size:** 605 sqm approx



**11 Linden Av WENDOUREE 3355 (REI/VG)**

**Agent Comments**

 2    1    3

**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 30/07/2024  
**Property Type:** House  
**Land Size:** 611 sqm approx