### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	4 Symons Street, Wendouree Vic 3355
Including suburb or	
locality and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$340,000 & \$360,000	Range between	\$340,000	&	\$360,000
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#### Median sale price

Median price	\$429,000	Pro	perty Type	House		Suburb	Wendouree
Period - From	01/07/2024	to	30/09/2024		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.

Ad	dress 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:	23/12/2024 14:12





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





Property Type: House Land Size: 769 sqm approx

**Agent Comments** 

# Comparable Properties



5 Boronia Gr WENDOUREE 3355 (REI/VG)

**Agent Comments** 

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

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)

Price: \$360,000 Method: Private Sale Date: 30/07/2024 Property Type: House

Land Size: 611 sqm approx

**Agent Comments** 

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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