

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

28 Rozel Avenue, Wendouree Vic 3355

Indicative selling price

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

Range between \$530,000 & \$550,000

Median sale price

Median price \$470,000 Property Type House Suburb Wendouree

Period - From 01/07/2021 to 30/09/2021 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	1 Rozel Av WENDOUREE 3355	\$560,000	06/08/2021
2	14 Harrow St WENDOUREE 3355	\$536,000	20/12/2021
3	20 Eton St WENDOUREE 3355	\$530,500	08/11/2021

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:

21/01/2022 12:57



3 1 4

Property Type: House (Previously Occupied - Detached)

Land Size: 632 sqm approx

Agent Comments

Comparable Properties



1 Rozel Av WENDOUREE 3355 (REI/VG)

Agent Comments

3 2 1

Price: \$560,000

Method: Private Sale

Date: 06/08/2021

Property Type: House

Land Size: 846 sqm approx



14 Harrow St WENDOUREE 3355 (REI)

Agent Comments

3 1 2

Price: \$536,000

Method: Private Sale

Date: 20/12/2021

Property Type: House

Land Size: 701 sqm approx



20 Eton St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$530,500

Method: Private Sale

Date: 08/11/2021

Property Type: House

Land Size: 600 sqm approx