

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 and
postcode

6 Mellor Court Wendouree VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,250

Property type

House

Suburb

Wendouree

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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

432 Forest Street Wendouree VIC 3355	\$580,000	16-Jul-21
1 Cornwall Street Wendouree VIC 3355	\$610,000	08-Jun-21
211 Dowling Street Wendouree VIC 3355	\$575,000	21-Apr-21

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: 10 January 2022

McGrath

Tony Zelencich

M 0457866684

E tonyzelencich@mcgrath.com.au



432 Forest Street Wendouree VIC 3355

4 2 2

Sold Price

\$580,000

Sold Date

16-Jul-21

Distance

0.7km



1 Cornwall Street Wendouree VIC 3355

4 2 2

Sold Price

\$610,000

Sold Date

08-Jun-21

Distance

1.01km



211 Dowling Street Wendouree VIC 3355

3 1 2

Sold Price

\$575,000

Sold Date

21-Apr-21

Distance

2.48km



56 Langstaffe Drive Wendouree VIC 3355

3 2 2

Sold Price

\$545,000

Sold Date

19-Aug-21

Distance

0.09km



7 Harvard Street Wendouree VIC 3355

4 2 2

Sold Price

\$505,000

Sold Date

06-Oct-21

Distance

1.39km



2 Waldemar Street Wendouree VIC 3355

3 1 2

Sold Price

\$487,500

Sold Date

01-Nov-21

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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484 Gillies Street North Wendouree VIC 3355 Sold Price **\$660,000** Sold Date **18-Oct-21**

6 4 3

Distance **0.61km**



25 Malmesbury Street Wendouree VIC 3355 Sold Price ^{RS} **\$536,000** Sold Date **30-Nov-21**

3 1 2

Distance **0.72km**



1 Rozel Avenue Wendouree VIC 3355 Sold Price **\$560,000** Sold Date **06-Aug-21**

3 2 1

Distance **1.08km**



245 Dowling Street Wendouree VIC 3355 Sold Price ^{RS} **\$570,000** Sold Date **26-Nov-21**

3 1 2

Distance **2.18km**

RS = Recent sale

UN = Undisclosed Sale

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