

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

28 PAULS CRESCENT 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

House

Suburb

Wendouree

Period-from

01 Jul 2023

to

30 Jun 2024

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

1 FREEMAN STREET WENDOUREE VIC 3355	\$490,000	23-Jul-24
25 COLLEGE STREET WENDOUREE VIC 3355	\$495,000	07-Dec-23
58 HAROLD STREET WENDOUREE VIC 3355	\$515,000	19-Feb-24

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: 31 July 2024



**1 FREEMAN STREET WENDOUREE
VIC 3355**

Sold Price

^{RS} **\$490,000**

Sold Date

23-Jul-24



3



1



1

Distance

0.57km



**25 COLLEGE STREET WENDOUREE
VIC 3355**

Sold Price

\$495,000

Sold Date

07-Dec-23



3



1



2

Distance

0.86km



**58 HAROLD STREET WENDOUREE
VIC 3355**

Sold Price

\$515,000

Sold Date

19-Feb-24



4



2



1

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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