# 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

1 Malmesbury Street, Wendouree Vic 3355

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$445,000		&		\$465,000			
Median sale pi	rice							
Median price	\$465,000	Pro	operty Type	Hou	se		Suburb	Wendouree
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4 Montgomery St WENDOUREE 3355	\$452,888	28/09/2021
2	21 Malmesbury St WENDOUREE 3355	\$450,000	30/06/2021
3	8 Dermot St WENDOUREE 3355	\$447,000	11/05/2021

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:

24/02/2022 17:15









Rooms: 5/3 Property Type: House Land Size: 600 sqm approx Agent Comments Indicative Selling Price \$445,000 - \$465,000 Median House Price December quarter 2021: \$465,000

# **Comparable Properties**



4 Montgomery St WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$452,888 Method: Private Sale Date: 28/09/2021 Property Type: House (Res) Land Size: 605 sqm approx

21 Malmesbury St WENDOUREE 3355 (REI/VG)



Price: \$450,000 Method: Private Sale Date: 30/06/2021 Property Type: House Land Size: 594 sqm approx



8 Dermot St WENDOUREE 3355 (REI/VG)



Agent Comments

Agent Comments



Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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