

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 consumer.vic.gov.au/underquoting

Range between

\$445,000

&

\$465,000

Median sale price

Median price

\$465,000

Property Type

House

Suburb

Wendouree

Period - From

01/10/2021

to

31/12/2021

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	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



3 1 1

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**

4 1 1

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) **Agent Comments**

3 1 4

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**

3 1 3

Price: \$447,000
Method: Private Sale
Date: 11/05/2021
Property Type: House
Land Size: 636 sqm approx