

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

1162 Norman Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$495,000 & \$520,000

Median sale price

Median price \$429,000 Property Type House Suburb Wendouree

Period - From 01/07/2024 to 30/09/2024 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	9 Oxford St WENDOUREE 3355	\$485,000	10/12/2024
2	58 Lake St WENDOUREE 3355	\$480,000	07/11/2024
3	60 Park St WENDOUREE 3355	\$479,000	25/10/2024

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:

11/12/2024 10:14

1162 Norman Street, Wendouree Vic 3355



Phil Petrie
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Indicative Selling Price

\$495,000 - \$520,000

Median House Price

September quarter 2024: \$429,000



3 2 4

Property Type: House

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



9 Oxford St WENDOUREE 3355 (REI)

Agent Comments

3 2 4

Price: \$485,000

Method: Private Sale

Date: 10/12/2024

Property Type: House

Land Size: 600 sqm approx



58 Lake St WENDOUREE 3355 (REI)

Agent Comments

3 2 2

Price: \$480,000

Method: Private Sale

Date: 07/11/2024

Property Type: House



60 Park St WENDOUREE 3355 (REI)

Agent Comments

3 1 3

Price: \$479,000

Method: Private Sale

Date: 25/10/2024

Property Type: House (Res)

Land Size: 691 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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