

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

6 Sherwood Street, Wendouree Vic 3355

Indicative selling price

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

Single price

\$439,950

Median sale price

Median price

\$438,000

Property Type

House

Suburb

Wendouree

Period - From

30/04/2023

to

29/04/2024

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	63 Marie Cr WENDOUREE 3355	\$445,000	04/05/2023
2	5 Mauger St WENDOUREE 3355	\$440,000	13/06/2023
3	12 Baldwin St WENDOUREE 3355	\$438,000	18/09/2023

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:

30/04/2024 16:13

6 Sherwood Street, Wendouree Vic 3355



Trevor Petrie

03 5333 4322

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Indicative Selling Price

\$439,950

Median House Price

30/04/2023 - 29/04/2024: \$438,000



3 1 3

Rooms: 5

Property Type: Residence

Land Size: 889 sqm approx

Agent Comments

Comparable Properties



63 Marie Cr WENDOUREE 3355 (VG)

Agent Comments

3 - -

Price: \$445,000

Method: Sale

Date: 04/05/2023

Property Type: House (Res)

Land Size: 673 sqm approx



5 Mauger St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 1

Price: \$440,000

Method: Private Sale

Date: 13/06/2023

Property Type: House

Land Size: 587 sqm approx



12 Baldwin St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 1

Price: \$438,000

Method: Private Sale

Date: 18/09/2023

Property Type: House

Land Size: 584 sqm approx

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



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