

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

605A Creswick Road, Wendouree, Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$349,000

&

\$369,000

### Median sale price

Median price

\$430,000

Property type

House

Suburb

Wendouree

Period - From

01/11/2023

to

31/10/2024

Source



PropTrack

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
118 Clyde Street, Soldiers Hill, VIC 3350	\$355,000	10/10/2024
11 Linden Avenue, Wendouree, VIC 3355	\$360,000	30/07/2024
5 Hurley Street, Ballarat North, VIC 3350	\$370,000	25/10/2024

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 25/11/2024