

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 and
postcode

7 Harvard Street Wendouree VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,875

Property type

Unit

Suburb

Wendouree

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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

19 Head Street Wendouree VIC 3355	\$505,000	25-Aug-21
27 Browns Parade Wendouree VIC 3355	\$510,000	24-Mar-21
31 Stamford Street Wendouree VIC 3355	\$496,600	19-Aug-21

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: 19 September 2021

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19 Head Street Wendouree VIC 3355

Sold Price

^{RS}

\$505,000

Sold Date

25-Aug-21



3



1



2

Distance

0.8km



27 Browns Parade Wendouree VIC 3355

Sold Price

\$510,000

Sold Date

24-Mar-21



4



1



1

Distance

0.88km



31 Stamford Street Wendouree VIC 3355

Sold Price

^{RS}

\$496,600

Sold Date

19-Aug-21



3



1



1

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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