

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

24 Ivanhoe Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$429,600 Property Type House Suburb Wendouree

Period - From 01/04/2021 to 30/06/2021 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	3 Halbert St WENDOUREE 3355	\$455,000	21/07/2021
2	8 Dermot St WENDOUREE 3355	\$447,000	11/05/2021
3	36 Marie Cr WENDOUREE 3355	\$440,000	14/07/2021

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:

15/09/2021 12:03



3 1 2

Property Type: House
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$450,000
Median House Price
June quarter 2021: \$429,600

Comparable Properties



3 Halbert St WENDOUREE 3355 (VG)

Agent Comments

3 - -

Price: \$455,000
Method: Sale
Date: 21/07/2021
Property Type: House (Res)
Land Size: 590 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



36 Marie Cr WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$440,000
Method: Private Sale
Date: 14/07/2021
Property Type: House (Res)
Land Size: 684 sqm approx