

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

74 Marigold Street, Wendouree Vic 3355

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$470,000

Property Type

House

Suburb

Wendouree

Period - From

01/07/2021

to

30/06/2022

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	6 Waratah Gr WENDOUREE 3355	\$365,000	15/03/2022
2	63 Primrose St WENDOUREE 3355	\$350,000	10/12/2021
3	49 Primrose St WENDOUREE 3355	\$343,000	25/05/2022

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:

19/07/2022 12:27

74 Marigold Street, Wendouree Vic 3355



Phil Petrie

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Indicative Selling Price

\$350,000

Median House Price

Year ending June 2022: \$470,000



3 1 0

Property Type: House

Land Size: 603 sqm approx

Agent Comments

Comparable Properties



6 Waratah Gr WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

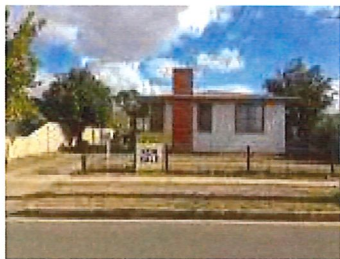
Price: \$365,000

Method: Private Sale

Date: 15/03/2022

Property Type: House

Land Size: 824 sqm approx



63 Primrose St WENDOUREE 3355 (VG)

Agent Comments

3 - -

Price: \$350,000

Method: Sale

Date: 10/12/2021

Property Type: House (Res)

Land Size: 604 sqm approx



49 Primrose St WENDOUREE 3355 (REI)

Agent Comments

3 1 -

Price: \$343,000

Method: Private Sale

Date: 25/05/2022

Property Type: House

Land Size: 735 sqm approx

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



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