

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

1/364 FOREST 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$379,750

Property type

Unit

Suburb

Wendouree

Period-from

01 Feb 2023

to

31 Jan 2024

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

| | | |
|--|-----------|-----------|
| 1/1010 GREVILLEA ROAD WENDOUREE VIC 3355 | \$405,000 | 17-Jan-24 |
| 2/16 EDWARDS CRESCENT WENDOUREE VIC 3355 | \$430,000 | 26-Apr-23 |
| 1/11 LAKE STREET WENDOUREE VIC 3355 | \$465,000 | 17-Oct-23 |

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: 27 February 2024



**1/1010 GREVILLEA ROAD
WENDOUREE VIC 3355**

3 2 1

Sold Price

^{RS}

\$405,000

Sold Date

17-Jan-24

Distance

0.42km



**2/16 EDWARDS CRESCENT
WENDOUREE VIC 3355**

2 1 1

Sold Price

\$430,000

Sold Date

26-Apr-23

Distance

0.42km



**1/11 LAKE STREET WENDOUREE
VIC 3355**

3 1 1

Sold Price

\$465,000

Sold Date

17-Oct-23

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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