

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

11 Adela 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

\$369,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$364,500

Property type

House

Suburb

Wendouree

Period-from

01 Apr 2020

to

31 Mar 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

31 Margaret Street Wendouree VIC 3355	\$367,000	23-Mar-21
7 Edgar Street Wendouree VIC 3355	\$406,000	02-Mar-21
17 Ercil Street Wendouree VIC 3355	\$418,000	30-Jan-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.~~

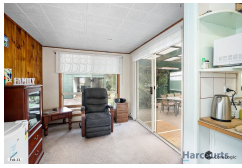
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31 Margaret Street Wendouree VIC 3355

Sold Price

RS

\$367,000

Sold Date

23-Mar-21

2

1

2

Distance

0.28km



7 Edgar Street Wendouree VIC 3355

Sold Price

\$406,000

Sold Date

02-Mar-21

3

1

2

Distance

0.32km



17 Ercil Street Wendouree VIC 3355

Sold Price

\$418,000

Sold Date

30-Jan-21

3

1

3

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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