

## 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

5/1112 HOWITT STREET WENDOUREE VIC 3355

### Indicative selling price

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

Single Price

or range  
between

\$310,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$384,500

Property type

Unit

Suburb

Wendouree

Period-from

01 May 2022

to

30 Apr 2023

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

4/3 WEBBCONA PARADE WENDOUREE VIC 3355	\$310,000	24-Dec-22
7/325 WALKER STREET BALLARAT NORTH VIC 3350	\$330,000	12-Oct-22
8/509 DRUMMOND STREET SOUTH REDAN VIC 3350	\$335,000	12-Dec-22

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: 03 May 2023


**4/3 WEBBCONA PARADE  
WENDOUREE VIC 3355**
 1    1    1

Sold Price      **\$310,000**   Sold Date   **24-Dec-22**

Distance      **1.4km**

**7/325 WALKER STREET  
BALLARAT NORTH VIC 3350**
 1    1    1

Sold Price      **\$330,000**   Sold Date   **12-Oct-22**

Distance      **3.05km**

**8/509 DRUMMOND STREET SOUTH  
REDAN VIC 3350**
 2    1    1

Sold Price      **\$335,000**   Sold Date   **12-Dec-22**

Distance      **3.8km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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