

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 Carpenter Street, Wendouree Vic 3355

Indicative selling price

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

Single price

\$469,950

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Wendouree

Period - From

01/04/2022

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	1 MALMESBURY St WENDOUREE 3355	\$473,600	07/03/2022
2	17 Locksley St WENDOUREE 3355	\$470,000	09/03/2022
3	38 Langstaffe Dr WENDOUREE 3355	\$470,000	23/07/2021

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:

03/10/2022 09:38

24 Carpenter Street, Wendouree Vic 3355



Scott Petrie
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Indicative Selling Price
\$469,950

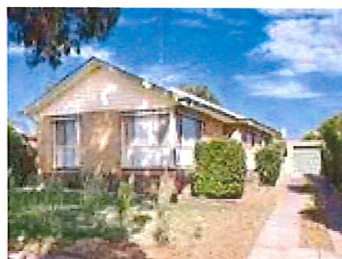
Median House Price
June quarter 2022: \$500,000



3 1 4

Rooms: 5
Property Type: Residence
Land Size: 608 sqm approx
Agent Comments

Comparable Properties



1 MALMESBURY St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$473,600
Method: Private Sale
Date: 07/03/2022
Property Type: House
Land Size: 600 sqm approx



17 Locksley St WENDOUREE 3355 (REI/VG)

Agent Comments

4 1 1

Price: \$470,000
Method: Private Sale
Date: 09/03/2022
Property Type: House (Res)
Land Size: 585 sqm approx



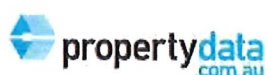
38 Langstaffe Dr WENDOUREE 3355 (REI/VG)

Agent Comments

3 2 2

Price: \$470,000
Method: Private Sale
Date: 23/07/2021
Property Type: House (Res)
Land Size: 684 sqm approx

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



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