

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

1 Wyndholm Crescent, Wendouree Vic 3355

Indicative selling price

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

Range between \$485,000 & \$520,000

Median sale price

Median price \$429,600 Property Type House Suburb Wendouree

Period - From 01/04/2021 to 30/06/2021 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 Cornwall St WENDOUREE 3355	\$610,000	18/06/2021
2	2 Forest Ct WENDOUREE 3355	\$425,000	17/05/2021
3	20 Rozel Av WENDOUREE 3355	\$490,000	15/03/2021

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:

21/07/2021 15:53



4 2 4

Rooms: 8/4
Property Type: Land
Land Size: 719 sqm approx

Agent Comments

Superb clinker brick 4 bedroom home on large block. Great access for caravan, trailer, boat or extra vehicles. Spacious living areas indoor and out.

Indicative Selling Price
\$485,000 - \$520,000

Median House Price
June quarter 2021: \$429,600

Comparable Properties



1 Cornwall St WENDOUREE 3355 (REI)

[Agent Comments](#)

4 2 2

Price: \$610,000
Method: Private Sale
Date: 18/06/2021
Property Type: House (Res)
Land Size: 727 sqm approx



2 Forest Ct WENDOUREE 3355 (REI/VG)

[Agent Comments](#)

3 1 -

Price: \$425,000
Method: Private Sale
Date: 17/05/2021
Property Type: House
Land Size: 683 sqm approx



20 Rozel Av WENDOUREE 3355 (VG)

[Agent Comments](#)

2 - -

Price: \$490,000
Method: Sale
Date: 15/03/2021
Property Type: House (Res)
Land Size: 656 sqm approx