

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

16 LANGHAM ROAD 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

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Wendouree

Period-from

01 Dec 2021

to

30 Nov 2022

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

10 WINSTON COURT WENDOUREE VIC 3355	\$435,000	02-Sep-22
14 MAUGER STREET WENDOUREE VIC 3355	\$480,000	28-Nov-22
4 MOLBRAY STREET WENDOUREE VIC 3355	\$450,000	25-Oct-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: 12 December 2022


**10 WINSTON COURT WENDOUREE
VIC 3355**

Sold Price

\$435,000

Sold Date

02-Sep-22
 2

 1

 1

Distance

0.22km

**14 MAUGER STREET WENDOUREE
VIC 3355**

Sold Price

^{RS} **\$480,000**

Sold Date

28-Nov-22
 3

 2

 4

Distance

0.33km

**4 MOLBRAY STREET WENDOUREE
VIC 3355**

Sold Price

^{RS} **\$450,000**

Sold Date

25-Oct-22
 3

 1

 3

Distance

0.46km
RS = Recent sale

UN = Undisclosed Sale

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