

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

2/16 Edwards Crescent, Wendouree Vic 3355

Indicative selling price

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

Range between \$430,000 & \$445,000

Median sale price

Median price \$379,500 Property Type Unit Suburb Wendouree

Period - From 13/04/2022 to 12/04/2023 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	1/16 Edwards Cr WENDOUREE 3355	\$425,000	20/10/2022
2	9/216 Forest St WENDOUREE 3355	\$420,000	24/08/2022
3	2/2 Cedric St WENDOUREE 3355	\$405,000	13/08/2022

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:

13/04/2023 10:57

2/16 Edwards Crescent, Wendouree Vic 3355



Phil Petrie
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2 1 2

Property Type: Unit
Land Size: 329 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$445,000
Median Unit Price
13/04/2022 - 12/04/2023: \$379,500

Comparable Properties



1/16 Edwards Cr WENDOUREE 3355 (VG)

Agent Comments

2 - -

Price: \$425,000
Method: Sale
Date: 20/10/2022
Property Type: Flat/Unit/Apartment (Res)



9/216 Forest St WENDOUREE 3355 (REI/VG)

Agent Comments

2 1 1

Price: \$420,000
Method: Private Sale
Date: 24/08/2022
Property Type: Unit



2/2 Cedric St WENDOUREE 3355 (VG)

Agent Comments

2 - -

Price: \$405,000
Method: Sale
Date: 13/08/2022
Property Type: Flat/Unit/Apartment (Res)

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



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