

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

1162 Norman Street, Wendouree Vic 3355

Indicative selling price

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

Single price \$480,000

Median sale price

Median price \$430,000

Property Type House

Suburb Wendouree

Period - From 01/10/2024

to 31/12/2024

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	9 Oxford St WENDOUREE 3355	\$485,000	10/12/2024
2	6 Brinkley Av WENDOUREE 3355	\$520,000	05/12/2024
3	58 Lake St WENDOUREE 3355	\$480,000	07/11/2024

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:

23/01/2025 13:45



Property Type: House
Land Size: 664 sqm approx
Agent Comments

Comparable Properties



9 Oxford St WENDOUREE 3355 (REI)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 600 sqm approx



6 Brinkley Av WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 652 sqm approx



58 Lake St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 07/11/2024
Property Type: House
Land Size: 585 sqm approx