

## 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

21 SIDBURY AVENUE WENDOUREE VIC 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

House

Suburb

Wendouree

Period-from

01 Feb 2024

to

31 Jan 2025

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

62 GRANDVIEW GROVE WENDOUREE VIC 3355	\$470,500	24-Sep-24
3 YALE STREET WENDOUREE VIC 3355	\$470,000	01-Mar-24
28 PAULS CRESCENT WENDOUREE VIC 3355	\$495,000	16-Sep-24

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: 01 February 2025



**62 GRANDVIEW GROVE  
WENDOUREE VIC 3355**

4 2 -

Sold Price **\$470,500** Sold Date **24-Sep-24**

Distance **0.93km**



**3 YALE STREET WENDOUREE VIC  
3355**

3 1 2

Sold Price **\$470,000** Sold Date **01-Mar-24**

Distance **1.07km**



**28 PAULS CRESCENT  
WENDOUREE VIC 3355**

4 2 3

Sold Price **\$495,000** Sold Date **16-Sep-24**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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