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

11 Halbert Street, Wendouree Vic 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$520,000		&		\$535,000				
Median sale p	rice								
Median price	\$435,000	Pro	operty Type	Hou	ISE		Suburb	Wendouree	
Period - From	14/05/2024	to	13/05/2025		So	urce	Property	/ Data	

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.

Add	dress of comparable property	Price	Date of sale
1	1066 Norman St WENDOUREE 3355	\$500,000	01/04/2025
2	5 Lincoln St WENDOUREE 3355	\$549,500	28/03/2025
3	21 Sidbury Av WENDOUREE 3355	\$523,000	24/02/2025

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:

14/05/2025 10:03





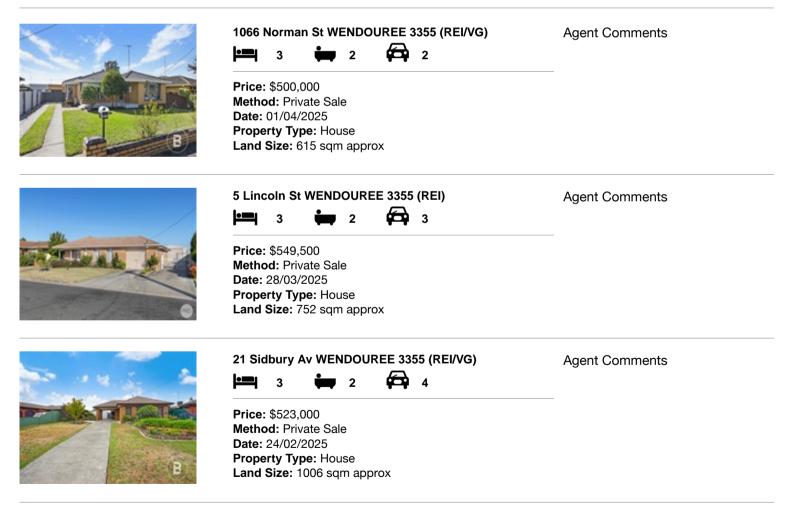




Property Type: House Agent Comments Hannah Baker 0353334322 0457988876 hannah@trevorpetrie.com.au

Indicative Selling Price \$520,000 - \$535,000 Median House Price 14/05/2024 - 13/05/2025: \$435,000

Comparable Properties



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