

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 between \$520,000 & \$535,000

Median sale price

Median price \$435,000 Property Type House Suburb Wendouree

Period - From 14/05/2024 to 13/05/2025 Source 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.

	Address 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

11 Halbert Street, Wendouree Vic 3355



Hannah Baker
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Indicative Selling Price

\$520,000 - \$535,000

Median House Price

14/05/2024 - 13/05/2025: \$435,000



3 1 2

Property Type: House

Agent Comments

Comparable Properties



1066 Norman St WENDOUREE 3355 (REI/VG)

Agent Comments

3 2 2

Price: \$500,000

Method: Private Sale

Date: 01/04/2025

Property Type: House

Land Size: 615 sqm approx



5 Lincoln St WENDOUREE 3355 (REI)

Agent Comments

3 2 3

Price: \$549,500

Method: Private Sale

Date: 28/03/2025

Property Type: House

Land Size: 752 sqm approx



21 Sidbury Av WENDOUREE 3355 (REI/VG)

Agent Comments

3 2 4

Price: \$523,000

Method: Private Sale

Date: 24/02/2025

Property Type: House

Land Size: 1006 sqm approx

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



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