

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

1C KING GEORGE WAY MITCHELL PARK VIC 3355

Indicative selling price

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

Single Price

or range
between

\$375,000

&

\$395,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

1/68 WATTLE AVENUE WENDOUREE VIC 3355	\$310,000	11-Dec-24
1/9 PARK STREET WENDOUREE VIC 3355	\$385,000	14-Jul-24
10/216 FOREST STREET WENDOUREE VIC 3355	\$355,000	24-Oct-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: 20 March 2025



**1/68 WATTLE AVENUE
WENDOUREE VIC 3355**

2 1 1

Sold Price

\$310,000

Sold Date

11-Dec-24

Distance

1.7km



**1/9 PARK STREET WENDOUREE
VIC 3355**

2 1 1

Sold Price

\$385,000

Sold Date

14-Jul-24

Distance

3.08km



**10/216 FOREST STREET
WENDOUREE VIC 3355**

2 1 1

Sold Price

\$355,000

Sold Date

24-Oct-24

Distance

3.62km



**1/7 MARILYN STREET
WENDOUREE VIC 3355**

2 1 1

Sold Price

\$335,000

Sold Date

20-May-24

Distance

3.39km

RS = Recent sale

UN = Undisclosed Sale

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