

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

2 Prefect Street, Wendouree Vic 3355

Indicative selling price

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

Single price

\$565,000

Median sale price

Median price

\$466,000

Property Type

House

Suburb

Wendouree

Period - From

01/07/2023

to

30/09/2023

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	359 Forest St WENDOUREE 3355	\$575,000	01/08/2023
2	8 Linden Av WENDOUREE 3355	\$555,000	11/02/2023
3	1314 Howitt St WENDOUREE 3355	\$550,000	09/12/2022

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:

29/11/2023 15:10

2 Prefect Street, Wendouree Vic 3355



Phil Petrie
0353334322
0409 278 460
phil@trevorpetrie.com.au

Indicative Selling Price
\$565,000

Median House Price
September quarter 2023: \$466,000



3 1 2

Rooms: 5
Property Type: Residence
Land Size: 613 sqm approx
Agent Comments

Comparable Properties



359 Forest St WENDOUREE 3355 (REI/VG)

Agent Comments

3 2 2

Price: \$575,000
Method: Private Sale
Date: 01/08/2023
Property Type: House
Land Size: 561 sqm approx



8 Linden Av WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$555,000
Method: Private Sale
Date: 11/02/2023
Property Type: House
Land Size: 601 sqm approx



1314 Howitt St WENDOUREE 3355 (REI)

Agent Comments

3 1 2

Price: \$550,000
Method: Private Sale
Date: 09/12/2022
Property Type: House
Land Size: 620 sqm approx

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



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