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		22a PRIMROSE STREET WENDOUREE, VIC 3355									
Indicative selling price											
For the meaning	rice see consumer.vic.gov.au/underquoting (*Delete sing						ingle pr	ice or range as	applicable)		
Single price					or range between \$120,000				&	\$130,000	
*Median sale price											
Median price				Property type		Land		Suburb			
Period - From			to			Source					
Comparable property sales 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	
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.											
*Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing media 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.											
This Statement of Information was prepared									31 October 2025		

