Statement of Information

Address

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
IIODGILV	Ullelea	101	Jaio

Including suburb and 24 MANNEVILLE STREET WENDOUREE VIC 3355 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) or range \$465,000 Single Price & between Median sale price

(*Delete house or unit as applicable)

Median Price	\$430,000	Prop	rty type House		Suburb	Wendouree	
Period-from	01 Apr 2024	to	31 Mar 2	2025	Source		Corelogic

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
4 GODERIC STREET WENDOUREE VIC 3355	\$440,000	09-Oct-24
19 EDGAR STREET WENDOUREE VIC 3355	\$430,000	03-Dec-24
36 HAROLD STREET WENDOUREE VIC 3355	\$440,000	07-Jan-25

OR

В* 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: 18th June 2025





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4 GODERIC STREET WENDOUREE Sold Price **VIC 3355**

\$440,000 Sold Date 09-Oct-24

Distance 0.52km

19 EDGAR STREET WENDOUREE VIC 3355

□ 1

□ 1

Sold Price

\$430,000 Sold Date 03-Dec-24

Distance 0.85km



36 HAROLD STREET WENDOUREE Sold Price **VIC 3355**

\$440,000 Sold Date **07-Jan-25**

■ 3 \$ 2

■ 3

₾ 1

Distance

0.92km

RS = Recent sale UN = Undisclosed Sale

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