

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

24 MANNEVILLE STREET WENDOUREE 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

House

Suburb

Wendouree

Period-from

01 Apr 2024

to

31 Mar 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

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: 19th May 2025



**4 GODERIC STREET WENDOUREE
VIC 3355**

Sold Price

\$440,000

Sold Date

09-Oct-24

 3

 1

 1

Distance

0.52km



**19 EDGAR STREET WENDOUREE
VIC 3355**

Sold Price

\$430,000

Sold Date

03-Dec-24

 3

 1

 1

Distance

0.85km



**36 HAROLD STREET WENDOUREE
VIC 3355**

Sold Price

\$440,000

Sold Date

07-Jan-25

 3

 1

 2

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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