

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

32 Violet Grove, Wendouree Vic 3355

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$450,000

Property Type

House

Suburb

Wendouree

Period - From

01/01/2023

to

31/12/2023

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	6 Clematis Av WENDOUREE 3355	\$375,000	29/11/2023
2	1 Clover St WENDOUREE 3355	\$340,000	19/01/2024
3	65 Wattle Av WENDOUREE 3355	\$325,000	23/01/2024

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:

24/01/2024 11:13

32 Violet Grove, Wendouree Vic 3355



Phil Petrie

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Indicative Selling Price

\$365,000

Median House Price

Year ending December 2023: \$450,000



3 bedrooms 1 bathroom 2 cars

Property Type:

Divorce/Estate/Family Transfers

Land Size: 691 sqm approx

Agent Comments

Comparable Properties



6 Clematis Av WENDOUREE 3355 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$375,000

Method: Private Sale

Date: 29/11/2023

Property Type: House (Res)

Land Size: 623 sqm approx



1 Clover St WENDOUREE 3355 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$340,000

Method: Private Sale

Date: 19/01/2024

Property Type: House



65 Wattle Av WENDOUREE 3355 (REI)

Agent Comments

3 bedrooms 1 bathroom 4 cars

Price: \$325,000

Method: Private Sale

Date: 23/01/2024

Property Type: House

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



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