

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
5 SYMONS 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

or range
between

\$490,000

&

\$520,000

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
15 FISHER STREET WENDOUREE VIC 3355	\$495,000	17-Oct-24
43 BROWNS PARADE WENDOUREE VIC 3355	\$515,000	22-Apr-24
1066 NORMAN STREET WENDOUREE VIC 3355	\$500,000	01-Apr-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: 22 April 2025

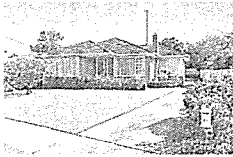


15 FISHER STREET WENDOUREE
VIC 3355

3 1 4

Sold Price \$495,000 Sold Date 17-Oct-24

Distance 0.31km

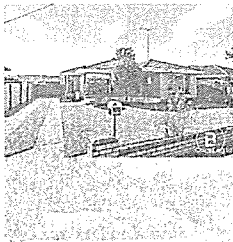


43 BROWNS PARADE
WENDOUREE VIC 3355

3 1 2

Sold Price \$515,000 Sold Date 22-Apr-24

Distance 0.58km



1066 NORMAN STREET
WENDOUREE VIC 3355

3 2 1

Sold Price ^{RS} \$500,000 Sold Date 01-Apr-25

Distance 0.72km



1066 NORMAN STREET
WENDOUREE VIC 3355

3 2 1

Sold Price ^{UN} \$500,000 Sold Date 01-Apr-25

Distance 0.72km



1066 NORMAN STREET
WENDOUREE VIC 3355

3 2 1

Sold Price ^{UN} \$500,000 Sold Date 01-Apr-25

Distance 0.72km



1066 NORMAN STREET
WENDOUREE VIC 3355

3 2 1

Sold Price ^{UN} \$500,000 Sold Date 01-Apr-25

Distance 0.72km

RS = Recent sale UN = Undisclosed Sale

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