

# 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

7 Mauger Street, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$385,000

### Median sale price

Median price

\$449,065

Property Type

House

Suburb

Wendouree

Period - From

01/10/2023

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	15 Montgomery St WENDOUREE 3355	\$385,000	03/02/2024
2	32 Eton St WENDOUREE 3355	\$385,000	11/03/2024
3	3 Mathilda St WENDOUREE 3355	\$382,500	01/11/2023

**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:

22/03/2024 12:28

7 Mauger Street, Wendouree Vic 3355



Scott Petrie  
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**Indicative Selling Price**

\$385,000

**Median House Price**

December quarter 2023: \$449,065



3 1 1

**Property Type:** House

Agent Comments

## Comparable Properties



**15 Montgomery St WENDOUREE 3355 (REI)**

Agent Comments

3 1 2

**Price:** \$385,000

**Method:** Private Sale

**Date:** 03/02/2024

**Property Type:** House

**Land Size:** 606 sqm approx



**32 Eton St WENDOUREE 3355 (REI)**

Agent Comments

3 1 2

**Price:** \$385,000

**Method:** Private Sale

**Date:** 11/03/2024

**Property Type:** House

**Land Size:** 618 sqm approx



**3 Mathilda St WENDOUREE 3355 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$382,500

**Method:** Private Sale

**Date:** 01/11/2023

**Property Type:** House

**Land Size:** 652 sqm approx

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



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