

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

48 Carpenter Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$445,000

&

\$465,000

Median sale price

Median price

\$470,000

Property Type

House

Suburb

Wendouree

Period - From

01/07/2021

to

30/09/2021

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	21 Langstaffe Dr WENDOUREE 3355	\$482,000	24/08/2021
2	1008 Grevillea Rd WENDOUREE 3355	\$480,000	28/08/2021
3	38 Langstaffe Dr WENDOUREE 3355	\$470,000	23/07/2021

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:

12/11/2021 12:48

48 Carpenter Street, Wendouree Vic 3355



 4  2  2

Rooms: 7

Property Type: House (Res)

Land Size: 636 sqm approx

Agent Comments

Indicative Selling Price

\$445,000 - \$465,000

Median House Price

September quarter 2021: \$470,000

Comparable Properties



21 Langstaffe Dr WENDOUREE 3355 (REI)

Agent Comments

 3  2  2

Price: \$482,000

Method: Private Sale

Date: 24/08/2021

Property Type: House

Land Size: 668 sqm approx



1008 Grevillea Rd WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  2

Price: \$480,000

Method: Auction Sale

Date: 28/08/2021

Property Type: House (Res)

Land Size: 642 sqm approx



38 Langstaffe Dr WENDOUREE 3355 (REI/VG)

Agent Comments

 3  2  2

Price: \$470,000

Method: Private Sale

Date: 23/07/2021

Property Type: House (Res)

Land Size: 684 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



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