

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

337 Forest 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 \$429,600 Property Type House Suburb Wendouree

Period - From 01/04/2021 to 30/06/2021 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	1035 Norman St WENDOUREE 3355	\$485,000	04/10/2021
2	3 Halbert St WENDOUREE 3355	\$455,000	21/07/2021
3	2 Locksley St WENDOUREE 3355	\$455,000	26/07/2021

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:

11/10/2021 12:27

337 Forest Street, Wendouree Vic 3355



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Property Type: House (Res)
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$445,000 - \$465,000
Median House Price
June quarter 2021: \$429,600

Comparable Properties



1035 Norman St WENDOUREE 3355 (REI)

Agent Comments

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Price: \$485,000
Method: Private Sale
Date: 04/10/2021
Property Type: House
Land Size: 617 sqm approx



3 Halbert St WENDOUREE 3355 (VG)

Agent Comments

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Price: \$455,000
Method: Sale
Date: 21/07/2021
Property Type: House (Res)
Land Size: 590 sqm approx



2 Locksley St WENDOUREE 3355 (REI/VG)

Agent Comments

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Price: \$455,000
Method: Private Sale
Date: 26/07/2021
Property Type: House (Res)
Land Size: 609 sqm approx

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



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