

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 32 Park Street, Wendouree Vic 3355
Including suburb or locality and postcode

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$435,000 Property Type House Suburb Wendouree

Period - From 01/07/2023 to 30/06/2024 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	2 Ivanhoe St WENDOUREE 3355	\$400,000	16/08/2024
2	16 Dermot St WENDOUREE 3355	\$420,000	12/08/2024
3	14 Harold St WENDOUREE 3355	\$400,000	27/07/2024

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: 08/10/2024 12:38



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  2

Property Type: House (Res)

Land Size: 577 sqm approx

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median House Price

Year ending June 2024: \$435,000

Comparable Properties



2 Ivanhoe St WENDOUREE 3355 (REI)

Agent Comments

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Price: \$400,000

Method: Private Sale

Date: 16/08/2024

Property Type: House

Land Size: 667 sqm approx



16 Dermot St WENDOUREE 3355 (REI/VG)

Agent Comments

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Price: \$420,000

Method: Private Sale

Date: 12/08/2024

Property Type: House

Land Size: 677 sqm approx



14 Harold St WENDOUREE 3355 (REI/VG)

Agent Comments

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  1

Price: \$400,000

Method: Auction Sale

Date: 27/07/2024

Property Type: House (Res)

Land Size: 557 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300