

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

1 EALING AVENUE 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

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Wendouree

Period-from

01 May 2023

to

30 Apr 2024

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

73 WATERFORD DRIVE MINERS REST VIC 3352	\$600,000	02-Oct-23
29 MCKELLAR DRIVE MINERS REST VIC 3352	\$600,000	21-Jan-24
15 EMMY DRIVE MINERS REST VIC 3352	\$600,000	08-Feb-24

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: 02 May 2024



73 WATERFORD DRIVE MINERS REST VIC 3352

Sold Price

\$600,000

Sold Date

02-Oct-23



4



2



-

Distance

2.19km



29 MCKELLAR DRIVE MINERS REST VIC 3352

Sold Price

Sold Date

21-Jan-24



4



2



2

Distance

2.39km



15 EMMY DRIVE MINERS REST VIC 3352

Sold Price

Sold Date

08-Feb-24



4



2



2

Distance

2.1km

RS = Recent sale

UN = Undisclosed Sale

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