

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

7 SHELLEY STREET 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

or range
between

\$449,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

House

Suburb

Wendouree

Period-from

01 Jul 2023

to

30 Jun 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

10 SHELLEY STREET WENDOUREE VIC 3355	\$450,000	14-Feb-23
10 IRIS AVENUE WENDOUREE VIC 3355	\$440,000	10-Jun-24
229 DOWLING STREET WENDOUREE VIC 3355	\$450,000	29-Sep-23

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: 19 July 2024

McGrath

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10 SHELLEY STREET WENDOUREE VIC 3355

3 1 6

Sold Price

\$450,000

Sold Date

14-Feb-23

Distance

0.06km



10 IRIS AVENUE WENDOUREE VIC 3355

3 1 2

Sold Price

^{RS} **\$440,000**

Sold Date

10-Jun-24

Distance

0.28km



229 DOWLING STREET WENDOUREE VIC 3355

3 1 -

Sold Price

\$450,000

Sold Date

29-Sep-23

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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