

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	5 SYMONS STREET WENDOUREE VIC 3355
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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	\$490,000	&	\$520,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$430,000	Property type	House	Suburb	Wendouree
Period-from	01 Apr 2024	to	31 Mar 2025	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
15 FISHER STREET WENDOUREE VIC 3355	\$495,000	17-Oct-24
43 BROWNS PARADE WENDOUREE VIC 3355	\$515,000	22-Apr-24
1066 NORMAN STREET WENDOUREE VIC 3355	\$500,000	01-Apr-25

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: 22 April 2025

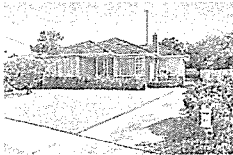


15 FISHER STREET WENDOUREE
VIC 3355

3 1 4

Sold Price **\$495,000** Sold Date 17-Oct-24

Distance 0.31km

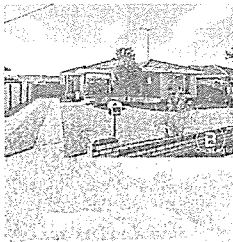


43 BROWNS PARADE
WENDOUREE VIC 3355

3 1 2

Sold Price **\$515,000** Sold Date 22-Apr-24

Distance 0.58km



1066 NORMAN STREET
WENDOUREE VIC 3355

3 2 1

Sold Price ^{RS} **\$500,000** Sold Date 01-Apr-25

Distance 0.72km



1066 NORMAN STREET
WENDOUREE VIC 3355

3 2 1

Sold Price ^{UN} **\$500,000** Sold Date 01-Apr-25

Distance 0.72km



1066 NORMAN STREET
WENDOUREE VIC 3355

3 2 1

Sold Price ^{UN} **\$500,000** Sold Date 01-Apr-25

Distance 0.72km



1066 NORMAN STREET
WENDOUREE VIC 3355

3 2 1

Sold Price ^{UN} **\$500,000** Sold Date 01-Apr-25

Distance 0.72km

RS = Recent sale UN = Undisclosed Sale

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