

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

9 Leonard Street, Wendouree Vic 3355

Indicative selling price

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

Single price

\$438,000

Median sale price

Median price

\$380,000

Property Type

Townhouse

Suburb

Wendouree

Period - From

07/08/2023

to

06/08/2024

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	64 Watermans PI BALLARAT CENTRAL 3350	\$425,000	13/05/2024
2	3 Zelkova PI LAKE GARDENS 3355	\$475,000	19/03/2024
3	2/615a Skipton St REDAN 3350	\$419,000	06/03/2024

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:

07/08/2024 22:40



 3  1  3

Rooms: 6
Property Type: House
Land Size: 264 sqm approx
Agent Comments

Indicative Selling Price
\$438,000
Median Townhouse Price
07/08/2023 - 06/08/2024: \$380,000

Comparable Properties

64 Watermans PI BALLARAT CENTRAL 3350 (REI) **Agent Comments**

 3  2  1

Price: \$425,000
Method: Private Sale
Date: 13/05/2024
Property Type: Townhouse (Res)



3 Zelkova PI LAKE GARDENS 3355 (REI/VG) **Agent Comments**

 3  2  1

Price: \$475,000
Method: Private Sale
Date: 19/03/2024
Property Type: Townhouse (Single)
Land Size: 243 sqm approx



2/615a Skipton St REDAN 3350 (REI/VG) **Agent Comments**

 3  2  2

Price: \$419,000
Method: Private Sale
Date: 06/03/2024
Property Type: Townhouse (Res)