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	6 SHAW 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~~		or range between	$475,000	&	$522,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$430,000	Property type	House	Suburb	Wendouree
Period-from	01 May 2024	to	30 Apr 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
338 FOREST STREET WENDOUREE VIC 3355	$485,000	10-Apr-25
45 LANGSTAFFE DRIVE WENDOUREE VIC 3355	$510,000	18-Jan-25
9 LANGHAM ROAD WENDOUREE VIC 3355	$495,000	28-Feb-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: 28 May 2025

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338 FOREST STREET WENDOUREE VIC 3355

3 1 1

Sold Price **$485,000** Sold Date **10-Apr-25**

Distance **0.55km**



45 LANGSTAFFE DRIVE WENDOUREE VIC 3355

3 1 1

Sold Price **$510,000** Sold Date **18-Jan-25**

Distance **1.44km**



9 LANGHAM ROAD WENDOUREE VIC 3355

3 1 1

Sold Price **$495,000** Sold Date **28-Feb-25**

Distance **1.5km**

RS = Recent sale **UN** = Undisclosed Sale

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