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	14 Harold Street, Wendouree Vic 3355

Indicative selling price

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

Range between $365,000 & $400,000

Median sale price

Median price $435,000 Property Type House Suburb Wendouree

Period - From 01/07/2023 to 30/06/2024 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	21 Romney St WENDOUREE 3355	$391,500	15/05/2024
2	28 Ivanhoe St WENDOUREE 3355	$380,000	03/05/2024
3	20 Margaret St WENDOUREE 3355	$370,000	23/05/2024

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: 17/07/2024 17:10

14 Harold Street, Wendouree Vic 3355



3 1 1

Property Type: House
Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price
$365,000 - $400,000
Median House Price
Year ending June 2024: $435,000

Comparable Properties



21 Romney St WENDOUREE 3355 (REI/VG)

3 1 1

Price: $391,500
Method: Sale by Tender
Date: 15/05/2024
Property Type: House
Land Size: 585 sqm approx

Agent Comments



28 Ivanhoe St WENDOUREE 3355 (REI/VG)

3 1 3

Price: $380,000
Method: Private Sale
Date: 03/05/2024
Property Type: House
Land Size: 611 sqm approx

Agent Comments



20 Margaret St WENDOUREE 3355 (REI)

3 1 2

Price: $370,000
Method: Private Sale
Date: 23/05/2024
Property Type: House (Res)
Land Size: 584 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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