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	1/52 Montgomery Street, Wendouree Vic 3355

Indicative selling price

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

Range between $250,000 & $275,000

Median sale price

Median price $330,000 Property Type Unit Suburb Wendouree

Period - From 01/10/2023 to 30/09/2024 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	1/103 Grandview Gr WENDOUREE 3355	$260,000	23/08/2024
2	3/1110 Howitt St WENDOUREE 3355	$270,000	02/04/2024
3	1/29 Carpenter St WENDOUREE 3355	$250,000	16/02/2024

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: 17/10/2024 16:01

1/52 Montgomery Street, Wendouree Vic 3355



2 1 1

Property Type: Unit
Land Size: 87 sqm approx

Agent Comments

Indicative Selling Price
$250,000 - $275,000
Median Unit Price
Year ending September 2024: $330,000

Comparable Properties



1/103 Grandview Gr WENDOUREE 3355 (REI/VG)

2 1 1

Price: $260,000
Method: Private Sale
Date: 23/08/2024
Property Type: Unit

Agent Comments



3/1110 Howitt St WENDOUREE 3355 (REI/VG)

2 1 1

Price: $270,000
Method: Private Sale
Date: 02/04/2024
Property Type: Unit
Land Size: 121 sqm approx

Agent Comments



1/29 Carpenter St WENDOUREE 3355 (REI/VG)

2 1 1

Price: $250,000
Method: Private Sale
Date: 16/02/2024
Property Type: Unit
Land Size: 124 sqm approx

Agent Comments

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

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