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: 22 Prefect Street, Wendouree Vic 3355

Indicative selling price

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

Range between $395,000 & $415,000

Median sale price

Median price $425,000 Property Type House Suburb Wendouree

Period - From 01/01/2024 to 31/12/2024 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 eighteen 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	2 Shirley St WENDOUREE 3355	$425,000	09/07/2024
2	12 Essex St WENDOUREE 3355	$432,000	06/12/2023
3			

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 eighteen months.

This Statement of Information was prepared on: 31/01/2025 13:02

22 Prefect Street, Wendouree Vic 3355



2 1 2

Property Type: House
Land Size: 614 sqm approx

Agent Comments

Indicative Selling Price
$395,000 - $415,000
Median House Price
Year ending December 2024: $425,000

Comparable Properties



2 Shirley St WENDOUREE 3355 (REI/VG)

2 1 2

Price: $425,000
Method: Private Sale
Date: 09/07/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



12 Essex St WENDOUREE 3355 (REI/VG)

2 2 1

Price: $432,000
Method: Private Sale
Date: 06/12/2023
Property Type: House
Land Size: 289 sqm approx

Agent Comments

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 eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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