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	2/15 Daffodil Street, Wendouree Vic 3355

Indicative selling price

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

Range between $355,000 & $375,000

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	1/15 Daffodil St WENDOUREE 3355	$342,500	09/09/2024
2	4B Hazel Rd WENDOUREE 3355	$355,000	23/06/2024
3	2/9 Park St WENDOUREE 3355	$385,000	02/12/2023

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: 16/01/2025 17:31

2/15 Daffodil Street, Wendouree Vic 3355



2 2 2

Property Type: Residential Unit

Agent Comments

Indicative Selling Price
$355,000 - $375,000
Median Unit Price
Year ending September 2024: $330,000

Comparable Properties



1/15 Daffodil St WENDOUREE 3355 (REI/VG)

2 2 1

Price: $342,500
Method: Private Sale
Date: 09/09/2024
Property Type: Townhouse (Single)

Agent Comments



4B Hazel Rd WENDOUREE 3355 (REI/VG)

2 2 1

Price: $355,000
Method: Private Sale
Date: 23/06/2024
Property Type: Townhouse (Single)
Land Size: 303 sqm approx

Agent Comments



2/9 Park St WENDOUREE 3355 (REI/VG)

2 2 1

Price: $385,000
Method: Private Sale
Date: 02/12/2023
Property Type: Unit

Agent Comments

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

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