

STATEMENT OF INFORMATION

10 EDLYN STREET, WENDOUREE, VIC 3355
PREPARED BY LUKE VEAL, JENS VEAL BYRNE, PHONE: 0438302805

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 EDLYN STREET, WENDOUREE, VIC







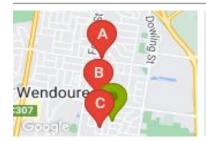
Indicative Selling Price

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

Single Price: \$489,000

Provided by: Luke Veal, Jens Veal Byrne

MEDIAN SALE PRICE



WENDOUREE, VIC, 3355

Suburb Median Sale Price (House)

\$460,000

01 January 2023 to 31 December 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



1034 GREVILLEA RD, WENDOUREE, VIC 3355







Sale Price

\$510,000

Sale Date: 15/08/2023

Distance from Property: 916m













\$500,000

Sale Price

Sale Date: 15/09/2023

Distance from Property: 387m





5 PREFECT ST, WENDOUREE, VIC 3355







Sale Price

\$495.000

Sale Date: 26/10/2023

Distance from Property: 192m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Α	ddress	
Including subu	urb and	10
рс	stcode	10

10 EDLYN STREET, WENDOUREE, VIC 3355

Indicative selling price

				, , , ,,
For the meaning	of this	price	see consumer.vic.d	gov.au/underguoting

Single Price:	\$489,000

Median sale price

Median price	\$460,000	Property type	House	Suburb	WENDOUREE
Period	01 January 2023 to 31 December 2023		Source		oricefinder

Comparable property sales

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
1034 GREVILLEA RD, WENDOUREE, VIC 3355	\$510,000	15/08/2023
5 HAMLET ST, WENDOUREE, VIC 3355	\$500,000	15/09/2023
5 PREFECT ST, WENDOUREE, VIC 3355	\$495,000	26/10/2023

This Statement of Information was prepared on:

28/02/2024

