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

12 Brighton Court, Wendouree Vic 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$540,000		&		\$555,000			
Median sale price								
Median price	\$440,000	Pro	Property Type Hou		se		Suburb	Wendouree
Period - From	03/07/2024	to	02/07/2025		So	urce	Property	/ Data

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	7 Brighton Ct WENDOUREE 3355	\$555,000	19/04/2024
2	2a Bowden St WENDOUREE 3355	\$560,000	22/03/2024
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.

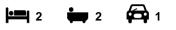
This Statement of Information was prepared on:

03/07/2025 14:30









Property Type: House (Res) **Land Size:** 259 sqm approx Agent Comments Indicative Selling Price \$540,000 - \$555,000 Median House Price 03/07/2024 - 02/07/2025: \$440,000

Comparable Properties

7 Brighton Ct WENDOUREE 3355 (REI/VG) 2 2 1 Price: \$555,000 Method: Private Sale Date: 19/04/2024 Property Type: House (Res) Land Size: 284 sqm approx	Agent Comments
2a Bowden St WENDOUREE 3355 (REI/VG) 2 2 2 Price: \$560,000 Method: Private Sale Date: 22/03/2024 Rooms: 5 Property Type: House (Res) Land Size: 373 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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