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 and postcode	3/395 FOREST STREET WENDOUREE VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$342,500	Property type	Unit	Suburb	Wendouree
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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
2/3 PICKFORD STREET WENDOUREE VIC 3355	$415,000	30-Jun-25
4/216 FOREST STREET WENDOUREE VIC 3355	$415,000	14-Apr-24
14/216 FOREST STREET WENDOUREE VIC 3355	$400,000	01-Feb-24

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: 07 July 2025

Oscar Currell
P 53312233
M 0499070759
E oscar@ballaratrealestate.com.au

2/3 PICKFORD STREET WENDOUREE VIC 3355

2 1 1

Sold Price RS $415,000 Sold Date 30-Jun-25

Distance 0.29km

4/216 FOREST STREET WENDOUREE VIC 3355

2 1 1

Sold Price $415,000 Sold Date 14-Apr-24

Distance 1.45km

14/216 FOREST STREET WENDOUREE VIC 3355

2 1 1

Sold Price $400,000 Sold Date 01-Feb-24

Distance 1.45km

RS = Recent sale **UN** = Undisclosed Sale

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