

## 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  
20 WANNON AVENUE EDENHOPE VIC 3318

### Indicative selling price

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

Single Price \$360,000      or range between      &

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$290,000      Property type House      Suburb Edenhope  
Period-from 01 May 2024 to 30 Apr 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
30 WANNON AVENUE EDENHOPE VIC 3318	\$380,000	20-Feb-25
201 ELIZABETH STREET EDENHOPE VIC 3318	\$330,000	16-Jan-25
50-52 LAIDLAW AVENUE EDENHOPE VIC 3318	\$399,000	11-Nov-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: 08 May 2025



**30 WANNON AVENUE EDENHOPE** Sold Price  
**VIC 3318**

3 2 -

**\$380,000** Sold Date **20-Feb-25**

Distance **0.09km**



**201 ELIZABETH STREET** Sold Price  
**EDENHOPE VIC 3318**

3 1 1

**\$330,000** Sold Date **16-Jan-25**

Distance **0.34km**



**50-52 LAIDLAW AVENUE** Sold Price  
**EDENHOPE VIC 3318**

3 1 3

**\$399,000** Sold Date **11-Nov-24**

Distance **0.36km**

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

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