

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

22 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

\$315,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$48,000

Property type

Land

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

77 LAKE STREET EDENHOPE VIC 3318	\$250,000	30-Aug-24
13 ORME STREET EDENHOPE VIC 3318	\$260,000	18-Jan-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.

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**77 LAKE STREET EDENHOPE VIC
3318**

Sold Price

\$250,000

Sold Date **30-Aug-24**

3 1 -

Distance **1.38km**



**13 ORME STREET EDENHOPE VIC
3318**

Sold Price

\$260,000

Sold Date **18-Jan-24**

4 1 4

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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