

# STATEMENT OF INFORMATION

5 HASTINGS STREET, WENDOUREE, VIC 3355
PREPARED BY CHRIS BYRNE, RED CIRCLE REAL ESTATE BALLARAT



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 5 HASTINGS STREET, WENDOUREE, VIC 🕮 2 🕒 1 😓 2







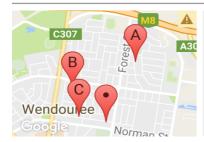
**Indicative Selling Price** 

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

\$225,000 to \$235,000

Provided by: Chris Byrne, Red Circle Real Estate Ballarat

### SUBURB MEDIAN



# **WENDOUREE, VIC, 3355**

**Suburb Median Sale Price (House)** 

\$247,250

01 April 2016 to 31 March 2017

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.



46 WEBBCONA PDE, WENDOUREE, VIC 3355







Sale Price

\$240,000

Sale Date: 25/02/2017

Distance from Property: 956m





6 BALDWIN ST, WENDOUREE, VIC 3355







Sale Price

\$227,500

Sale Date: 04/01/2017

Distance from Property: 653m



36 HASTINGS ST, WENDOUREE, VIC 3355









Sale Price

\$225,000

Sale Date: 07/11/2016

Distance from Property: 367m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### **Sections 47AF of the Estate Agents Act 1980**

### Property offered for sale

Address Including suburb and postcode	5 HASTINGS STREET, WENDOUREE, VIC 3355
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### Indicative selling price

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

Single Price / Range \$225,000 to \$235,000

### Median sale price

Median price	\$247,250	House	Unit	Suburb	WENDOUREE
Period	01 April 2016 to 31 Ma	Source		ricefinder	

### 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
46 WEBBCONA PDE, WENDOUREE, VIC 3355	\$240,000	25/02/2017
6 BALDWIN ST, WENDOUREE, VIC 3355	\$227,500	04/01/2017
36 HASTINGS ST, WENDOUREE, VIC 3355	\$225,000	07/11/2016

