

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: 

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

 2  1  1

Sale Price

\$240,000

Sale Date: 25/02/2017

Distance from Property: 956m



6 BALDWIN ST, WENDOUREE, VIC 3355

 2  1  2

Sale Price

\$227,500

Sale Date: 04/01/2017

Distance from Property: 653m



36 HASTINGS ST, WENDOUREE, VIC 3355

 2  1  1

Sale Price

\$225,000

Sale Date: 07/11/2016

Distance from Property: 367m



This report has been compiled on 07/06/2017 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

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

X

Unit

Suburb

WENDOUREE

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

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