

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 or
locality and postcode

12 Freeman Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$360,000 & \$396,000

Median sale price

Median price \$360,000 Property Type House Suburb Wendouree

Period - From 02/03/2020 to 01/03/2021 Source REIV

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
1	604 Howitt St BALLARAT NORTH 3350	\$386,240	03/12/2020
2	34 Grandview Gr WENDOUREE 3355	\$382,100	23/11/2020
3	368 Forest St WENDOUREE 3355	\$372,000	16/12/2020

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:

02/03/2021 14:54

12 Freeman Street, Wendouree Vic 3355



Leigh Hutchinson
5337 0036
0407 861 960
leigh@doepels.com.au

Indicative Selling Price

\$360,000 - \$396,000

Median House Price

02/03/2020 - 01/03/2021: \$360,000



Property Type: House (Previously Occupied - Detached)

Land Size: 634 sqm approx

Agent Comments

Comparable Properties



604 Howitt St BALLARAT NORTH 3350 (VG)

Agent Comments



Price: \$386,240

Method: Sale

Date: 03/12/2020

Property Type: House (Res)

Land Size: 585 sqm approx



34 Grandview Gr WENDOUREE 3355 (VG)

Agent Comments



Price: \$382,100

Method: Sale

Date: 23/11/2020

Property Type: House (Res)

Land Size: 631 sqm approx

368 Forest St WENDOUREE 3355 (VG)

Agent Comments



Price: \$372,000

Method: Sale

Date: 16/12/2020

Property Type: House (Res)

Land Size: 648 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.