





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 808 sqm Agent Comments Indicative Selling Price \$369,000 - \$379,000 Median House Price Year ending March 2017: \$240,000

Comparable Properties

4 Talbot Ct WENDOUREE 3355 (REI/VG) 4 Talbot Ct WENDOUREE 3355 (REI/VG) 5 Complete 2 4 Talbot Ct WENDOUREE 3355 (REI/VG) 5 Complete 2 Price: \$390,000 Method: Private Sale Date: 10/08/2016 Rooms: 5 Property Type: House Land Size: 665 sqm	Agent Comments
15 Shaw Av WENDOUREE 3355 (REI/VG) 3 2 1 Price: \$372,500 Method: Private Sale Date: 10/12/2015 Rooms: 8 Property Type: House Land Size: 734 sqm	Agent Comments
57 Rowan Pde WENDOUREE 3355 (REI) 3 2 2 2 Price: \$370,000 Method: Private Sale Date: 21/03/2017 Rooms: - Property Type: House (Res) Land Size: 654 sqm	Agent Comments

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

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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.



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

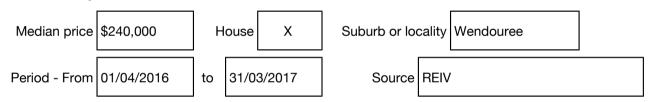
Address 23 Marie Crescent, Wendouree Vic 3355 Including suburb or locality andpostcode

Indicative selling price

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

Range between	\$369,000	&	\$379,000	

Median sale price



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
4 Talbot Ct WENDOUREE 3355	\$390,000	10/08/2016
15 Shaw Av WENDOUREE 3355	\$372,500	10/12/2015
57 Rowan Pde WENDOUREE 3355	\$370,000	21/03/2017

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