

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 andpostcode

s 92 Giot Drive, Wendouree Vic 3355 r e

Indicative selling price

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

Range between \$185,000	&	\$200,000
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Median sale price

Median price	\$320,000	Hou	use X	Unit		Suburb or locality	Wendouree
Period - From	01/10/2018	to	31/12/2018		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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

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propertydata

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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.





Mark Reid 03 5330 0500 0437 289 604 mark@ballaratpropertygroup.com.au



Rooms: Property Type: Land Agent Comments Indicative Selling Price \$185,000 - \$200,000 Median House Price December quarter 2018: \$320,000

Comparable Properties

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