

# 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

3/418 Forest Street, Wendouree 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$220,000 & \$240,000

### Median sale price

Median price

\$277,000

Property type

Unit

Suburb

Wendouree

Period - From

01/10/2019

to

30/09/2020

Source

Corelogic

### 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 |
|---|-----------|--------------|
| 25/326 Walker Street, Ballarat North 3350 | \$240,000 | 02/04/2020   |
| 13/10 Simpson Street, Black Hill 3350     | \$222,000 | 02/03/2020   |
| 1/20 Indi Street, Alfredton 3350          | \$230,000 | 07/02/2020   |

This Statement of Information was prepared on: 21/10/2020