## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 40 Essex Street, Wendouree Vic 3355

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$565,000		&		\$585,000			
Median sale p	rice							
Median price	\$480,000	Pro	operty Type	Hou	ISE		Suburb	Wendouree
Period - From	05/12/2021	to	04/12/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	6 Lilley St BALLARAT NORTH 3350	\$580,000	14/11/2022
2	1b Browns Pde WENDOUREE 3355	\$580,000	27/04/2022
3	11 Shelley St WENDOUREE 3355	\$565,000	04/07/2021

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:

05/12/2022 18:13





Scott Petrie



**Property Type:** House (Previously Occupied - Detached) Agent Comments 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$565,000 - \$585,000 Median House Price 05/12/2021 - 04/12/2022: \$480,000

# **Comparable Properties**



6 Lilley St BALLARAT NORTH 3350 (REI)



Price: \$580,000 Method: Private Sale Date: 14/11/2022 Property Type: House Land Size: 784 sqm approx

Agent Comments

Agent Comments



Price: \$580,000 Method: Private Sale Date: 27/04/2022 Property Type: House (Res) Land Size: 974 sqm approx

3



11 Shelley St WENDOUREE 3355 (REI/VG)

1b Browns Pde WENDOUREE 3355 (REI/VG)

**6** 1



Agent Comments

Price: \$565,000 Method: Private Sale Date: 04/07/2021 Property Type: House Land Size: 675 sqm approx

#### Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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