

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

5 1106 Howitt Street, Lake Wendouree Vic 3350

Indicative selling price

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

Single price \$190,000

Median sale price*

Median price House Unit Suburb or locality Lake Wendouree

Period - From to Source

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 eighteen 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	4/724 Chisholm St BLACK HILL 3350	\$200,000	28/06/2017
2	4/304 Clarendon St SOLDIERS HILL 3350	\$197,000	26/05/2017
3	22/326 Walker St BALLARAT NORTH 3350	\$195,000	08/06/2017

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$190,000
No median price available

Comparable Properties



4/724 Chisholm St BLACK HILL 3350 (REI/VG) **Agent Comments**



Price: \$200,000
Method: Private Sale
Date: 28/06/2017
Rooms: 3
Property Type: Townhouse (Single)



4/304 Clarendon St SOLDIERS HILL 3350 (REI/VG) **Agent Comments**



Price: \$197,000
Method: Private Sale
Date: 26/05/2017
Rooms: 2
Property Type: Townhouse (Res)

22/326 Walker St BALLARAT NORTH 3350 (VG) **Agent Comments**



Price: \$195,000
Method: Sale
Date: 08/06/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)