

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

18 Wattle Avenue, Wendouree Vic 3355

Indicative selling price

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

Range between \$195,000

&

\$210,000

Median sale price

Median price \$265,000

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/04/2017

to

31/03/2018

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 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	53 Wattle Av WENDOUREE 3355	\$195,000	22/12/2017
2	7 Daffodil St WENDOUREE 3355	\$182,500	07/02/2018
3	12a Marigold St WENDOUREE 3355	\$175,000	26/01/2018

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.

Helen Newall

03 5332 7477

0419 510 488

helen@blueribbonballarat.com.au

Indicative Selling Price

\$195,000 - \$210,000

Median House Price

Year ending March 2018: \$265,000



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 660 sqm approx

Agent Comments

Comparable Properties



53 Wattle Av WENDOUREE 3355 (VG)

Agent Comments

3 - -

Price: \$195,000

Method: Sale

Date: 22/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 611 sqm approx



7 Daffodil St WENDOUREE 3355 (RE/VG)

Agent Comments

3 1 1

Price: \$182,500

Method: Private Sale

Date: 07/02/2018

Rooms: -

Property Type: House

Land Size: 998 sqm approx



12a Marigold St WENDOUREE 3355 (VG)

Agent Comments

3 - -

Price: \$175,000

Method: Sale

Date: 26/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 361 sqm approx