

Helen Newall 03 5332 7477 0419 510 488 helen@blueribbonballarat.com.au

#### Statement of Information

### Single residential property located outside the Melbourne metropolitan area

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

<b>Propert</b>	y offered	for sale
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Address Including suburb or locality andpostcode	18 Wattle Avenue, Wendouree Vic 3355						
ndicative selling price							

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i oi tiic ilicalii	ing or and	price see	consumer.vic.gov	.au/ unaci quoting

Range between \$195,000	&	\$210,000
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#### Median sale price

Median price	\$265,000	Hou	ise 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)

Α\* 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.

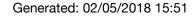
Add	dress of comparable property	Price	Date of sale
1	53 Wattle Av WENDOUREE 3355	\$195,000	22/12/2017
2	7 Daffodil St WENDOUREE 3355	\$182,500	07/02/2018
3	12a Marigold St WENDOUREE 3355	\$175,000	26/01/2018

#### 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.



**Account** - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765



# **BLUE RIBBON BALLARAT**

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**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)

Price: \$195.000 Method: Sale Date: 22/12/2017

Rooms: -

Property Type: House (Res) Land Size: 611 sqm approx

**Agent Comments** 



7 Daffodil St WENDOUREE 3355 (REI/VG)

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Price: \$182,500 Method: Private Sale Date: 07/02/2018

Rooms: -

Property Type: House Land Size: 998 sqm approx **Agent Comments** 



12a Marigold St WENDOUREE 3355 (VG)



**Agent Comments** 

Price: \$175,000 Method: Sale Date: 26/01/2018

Rooms: -

Property Type: House (Res) Land Size: 361 sqm approx

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