

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 Malmesbury Street, Wendouree Vic 3355

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$250,000

&

\$265,000

Median sale price

Median price

\$245,250

House

X

Unit

Suburb or locality

Wendouree

Period - From

01/10/2016

to

30/09/2017

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	5 Malmesbury St WENDOUREE 3355	\$269,000	20/08/2017
2	1 MALMESBURY St WENDOUREE 3355	\$265,000	18/05/2017
3	30 Stamford St WENDOUREE 3355	\$250,000	16/10/2017

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.

Matthew Wiltshire

5329 2500

0487000873

mwiltshire@hockingstuart.com.au

Indicative Selling Price

\$250,000 - \$265,000

Median House Price

Year ending September 2017: \$245,250



3 -

Rooms:**Property Type:** House (Previously Occupied - Detached)**Land Size:** 602 sqm approx

Agent Comments

Located in a peaceful, quiet street, only a short walk to Stockland Wendouree and Ballarat Grammar, this solid brick veneer home enjoys the convenience of an abundance of shedding (3 Bay Garage plus workshop & Garden Shed). Consisting of 3 good sized bedrooms (BIR's & ceiling fans), kitchen and meals area is positioned directly adjacent from the light filled living area, with split system a/c, ceiling fan & gas wall heater to the lounge area you are sure to be comfortable all year round. Central family bathroom with a separate shower and bath,.

Comparable Properties

**5 Malmesbury St WENDOUREE 3355 (REI)**

Agent Comments

3 1 3

Price: \$269,000**Method:** Private Sale**Date:** 20/08/2017**Rooms:** -**Property Type:** House**Land Size:** 600 sqm approx**1 MALMESBURY St WENDOUREE 3355 (REI/VG)**

Agent Comments

3 1 1

Price: \$265,000**Method:** Private Sale**Date:** 18/05/2017**Rooms:** 4**Property Type:** House**Land Size:** 600 sqm approx**30 Stamford St WENDOUREE 3355 (REI)**

Agent Comments

3 1 3

Price: \$250,000**Method:** Private Sale**Date:** 16/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 595 sqm approx