

STATEMENT OF INFORMATION

1 MONTGOMERY STREET, WENDOUREE, VIC 3355

PREPARED BY MCGRATH BALLARAT, 805 STURT STREET BALLARAT CENTRAL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



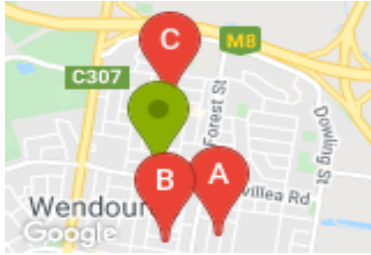
1 MONTGOMERY STREET, WENDOUREE, 3 1 2

Indicative Selling Price

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

Price Range: **\$445,000 to \$475,000**

MEDIAN SALE PRICE



WENDOUREE, VIC, 3355

Suburb Median Sale Price (House)

\$463,000

01 July 2021 to 31 December 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

Health and Wellbeing at Property Inspections & Auctions

Time and resources: the health of our valued clients and our staff, is of our utmost priority. To ensure your wellbeing at our inspections and auctions, we kindly ask you to follow these safety measures.

- All attendees are required to check in via QR code to entering the property.
- Hand sanitiser must be used by attendees.
- Attendees must maintain a 1.5m social distancing of 1.5m at all times.
- Please refrain from leaving any artefacts on tables and things.

We ask that you please refrain from entering a property if you:

- are showing any flu-like symptoms, or have been in contact with someone who is unwell.
- have been in contact with someone who has been diagnosed with COVID-19.
- have returned from overseas in the last 14 days.
- have been in direct contact with a known person who has travelled interstate or overseas.

buxton

15 ERCIL ST, WENDOUREE, VIC 3355 3 1 2

Sale Price

***\$515,000**

Sale Date: 15/02/2022

Distance from Property: 605m



5 ADELA ST, WENDOUREE, VIC 3355 3 1 2

Sale Price

***\$455,000**

Sale Date: 28/01/2022

Distance from Property: 514m



17 ELINAND ST, WENDOUREE, VIC 3355 3 1 2

Sale Price

\$463,000

Sale Date: 07/12/2021

Distance from Property: 491m



This report has been compiled on 17/02/2022 by McGrath Ballarat. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1 MONTGOMERY STREET, WENDOUREE, VIC 3355

Indicative selling price

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

Price Range:

\$445,000 to \$475,000

Median sale price

Median price

\$463,000

Property type

House

Suburb

WENDOUREE

Period

01 July 2021 to 31 December 2021

Source

pricfinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

15 ERCIL ST, WENDOUREE, VIC 3355	*\$515,000	15/02/2022
5 ADELA ST, WENDOUREE, VIC 3355	*\$455,000	28/01/2022
17 ELINAND ST, WENDOUREE, VIC 3355	\$463,000	07/12/2021

This Statement of Information was prepared on:

17/02/2022