

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

4 Eustace Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$465,000 & \$485,000

Median sale price

Median price \$465,000 Property Type House Suburb Wendouree

Period - From 01/10/2021 to 31/12/2021 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 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
1	5 Eustace St WENDOUREE 3355	\$505,000	17/12/2021
2	24 Grammar St WENDOUREE 3355	\$482,000	14/12/2021
3	12 Symons St WENDOUREE 3355	\$472,200	18/11/2021

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 18 months.~~

This Statement of Information was prepared on:

10/03/2022 14:38

4 Eustace Street, Wendouree Vic 3355

buxton

Lisa Eden-Horvat
5331 4544

0400 533 667

lhorvat@buxton.com.au

Indicative Selling Price

\$465,000 - \$485,000

Median House Price

December quarter 2021: \$465,000



3 1 2

Property Type: House

Land Size: 609 sqm approx

Agent Comments

Comparable Properties



5 Eustace St WENDOUREE 3355 (REI)

Agent Comments

3 1 4

Price: \$505,000

Method: Private Sale

Date: 17/12/2021

Property Type: House



24 Grammar St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 4

Price: \$482,000

Method: Private Sale

Date: 14/12/2021

Property Type: House

Land Size: 600 sqm approx



12 Symons St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 1

Price: \$472,200

Method: Private Sale

Date: 18/11/2021

Property Type: House

Land Size: 401 sqm approx

Account - Buxton Ballarat | P: 03 5331 4544



The State of Victoria owns the copyright in the property sales data and reproduction of that 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 licensed material 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.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.