

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 Ivanhoe Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$290,000

&

\$310,000

Median sale price

Median price \$330,000

Property Type House

Suburb Wendouree

Period - From 01/10/2019

to 31/12/2019

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	334 Forest St WENDOUREE 3355	\$350,000	24/02/2020
2	12 Pevensey St WENDOUREE 3355	\$350,000	23/01/2020
3	1d Browns Pde WENDOUREE 3355	\$340,000	12/02/2020

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:

10/03/2020 12:35

4 Ivanhoe Street, Wendouree Vic 3355



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Indicative Selling Price

\$320,000 - \$330,000

Median House Price

December quarter 2019: \$330,000



Property Type: House (Res)

Land Size: 669 sqm approx

Agent Comments

Comparable Properties



334 Forest St WENDOUREE 3355 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 24/02/2020

Rooms: 4

Property Type: House

Land Size: 630 sqm approx



12 Pevensey St WENDOUREE 3355 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 23/01/2020

Property Type: House



1d Browns Pde WENDOUREE 3355 (REI)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 12/02/2020

Rooms: 4

Property Type: House

Land Size: 697 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



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.