

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/1 Brinkley Avenue, Wendouree Vic 3355

Indicative selling price

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

Range between

\$285,000

&

\$295,000

Median sale price

Median price

\$222,500

Property Type

Unit

Suburb

Wendouree

Period - From

01/07/2018

to

30/06/2019

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	619 Norman St BALLARAT NORTH 3350	\$300,000	21/10/2018
2	51a Grandview Gr WENDOUREE 3355	\$290,000	08/05/2019
3	4 Margaret St WENDOUREE 3355	\$290,000	03/09/2018

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019



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Rooms: 5**Property Type:** Strata Unit/Flat

Agent Comments

Tucked in off the road and being only 1 of 2 units on this site this well-proportioned home will suit the down-sizer, single, couple or investor. Comprising of 2 good sized bedrooms (master with WIR) and BIR's to second. Two-way bathroom directly from the master bedroom set up ideally for assisted showering with an open shower with railings for safety, and the additional of a bath. Open plan kitchen/meals and dining allowing plenty of space for a good-sized dining table, kitchen is well appointed with plenty of storage space and recently updated cooking appliances.

Comparable Properties



619 Norman St BALLARAT NORTH 3350
(REI/VG)

Agent Comments

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Price: \$300,000**Method:** Private Sale**Date:** 21/10/2018**Rooms:** 2**Property Type:** House (Res)**Land Size:** 298 sqm approx

51a Grandview Gr WENDOUREE 3355
(REI/VG)

Agent Comments

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 2

Price: \$290,000**Method:** Private Sale**Date:** 08/05/2019**Rooms:** 4**Property Type:** House**Land Size:** 263 sqm approx

4 Margaret St WENDOUREE 3355 (REI/VG)

Agent Comments

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Price: \$290,000**Method:** Private Sale**Date:** 03/09/2018**Property Type:** House (Res)**Land Size:** 382 sqm approx