

### 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 andpostcode

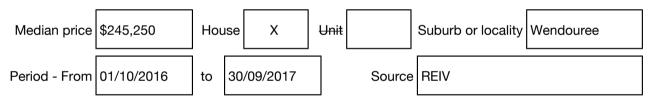
47 Pauls Crescent, Wendouree Vic 3355

#### Indicative selling price

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

Single price \$239,000

#### Median sale price



#### 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	248 Forest St WENDOUREE 3355	\$230,000	07/09/2016
2	5 Sherwood St WENDOUREE 3355	\$225,000	05/07/2017
3	14 Grandview Gr WENDOUREE 3355	\$220,000	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.

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

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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.





47 Pauls Crescent, Wendouree Vic 3355







Rooms: Property Type: Townhouse (Single) Agent Comments Chris Gladman 03 5330 0500 0424 179 188 chris@ballaratpropertygroup.com.au

Indicative Selling Price \$239,000 Median House Price Year ending September 2017: \$245,250

## **Comparable Properties**



248 Forest St WENDOUREE 3355 (REI/VG)



Price: \$230,000 Method: Private Sale Date: 07/09/2016 Rooms: 4 Property Type: House (Res) Land Size: 443 sqm approx

Agent Comments

Agent Comments



Price: \$225,000 Method: Private Sale Date: 05/07/2017 Rooms: 4 Property Type: House (Res)

**-** 3

14 Grandview Gr WENDOUREE 3355 (REI)

5 Sherwood St WENDOUREE 3355 (REI/VG)

1

**2** 



Agent Comments

Price: \$220,000 Method: Private Sale Date: 16/10/2017 Rooms: -Property Type: House (Res)

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