

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 16/216 Forest Street, Wendouree Vic 3355 Including suburb and postcode

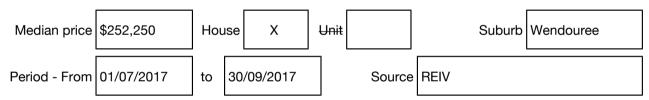
Indicative selling price

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

Range between \$245,000

&

Median sale price



\$255.000

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/1112 Howitt St WENDOUREE 3355	\$255,000	31/03/2017
2	8/216 Forest St WENDOUREE 3355	\$255,000	22/12/2016
3	3/13 Symons St WENDOUREE 3355	\$247,500	26/10/2016

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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

propertydata

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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.







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Rooms: Property Type: Townhouse (Single) Agent Comments sean@ballaratpropertygroup.com.au Indicative Selling Price \$245,000 - \$255,000

\$245,000 - \$255,000 Median House Price September quarter 2017: \$252,250

Comparable Properties



1/1112 Howitt St WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$255,000 Method: Private Sale Date: 31/03/2017 Rooms: -Property Type: House



8/216 Forest St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$255,000 Method: Private Sale Date: 22/12/2016 Rooms: 3 Property Type: House (Res)



3/13 Symons St WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$247,500 Method: Private Sale Date: 26/10/2016 Rooms: -Property Type: Unit

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