

## 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

260 Learmonth Road, Wendouree Vic 3355

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$290,000

&

\$319,000

#### Median sale price

Median price

\$330,000

House

X

Unit

Suburb or locality

Wendouree

Period - From

01/07/2018

to

30/09/2018

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 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	1 Jean Ct MITCHELL PARK 3355	\$308,000	24/09/2018
2	16 Clover St WENDOUREE 3355	\$290,000	21/05/2018
3	7 Colombard Ct MITCHELL PARK 3355	\$285,000	15/06/2018

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 eighteen months.~~

260 Learmonth Road, Wendouree Vic 3355

Mark Reid

03 5330 0500

0437 289 604

mark@ballaratpropertygroup.com.au

**Indicative Selling Price**

\$290,000 - \$319,000

**Median House Price**

September quarter 2018: \$330,000



 3  1  1

**Rooms:**

**Property Type:** House

**Land Size:** 535 sqm approx

**Agent Comments**

## Comparable Properties



**1 Jean Ct MITCHELL PARK 3355 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$308,000

**Method:** Private Sale

**Date:** 24/09/2018

**Rooms:** -

**Property Type:** House



**16 Clover St WENDOUREE 3355 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$290,000

**Method:** Private Sale

**Date:** 21/05/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 769 sqm approx



**7 Colombard Ct MITCHELL PARK 3355 (REI/VG)**

**Agent Comments**

 3  1  3

**Price:** \$285,000

**Method:** Private Sale

**Date:** 15/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 585 sqm approx