

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

2/1046 Norman Street, Wendouree Vic 3355

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$165,000

&

\$175,000

Median sale price

Median price \$199,000

House

Unit

X

Suburb or locality

Wendouree

Period - From 01/01/2018

to

31/12/2018

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	3/1046 Norman St WENDOUREE 3355	\$185,000	21/08/2018
2	5/2 Evelyn St WENDOUREE 3355	\$168,000	14/01/2019
3	2/1106 Grevillea Rd WENDOUREE 3355	\$152,000	30/11/2018

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.

Matthew Wiltshire

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Indicative Selling Price

\$165,000 - \$175,000

Median Unit Price

Year ending December 2018: \$199,000



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Rooms:**Property Type:** Unit

Agent Comments

Having recently undergone a full renovation, this 1 bedroom, 1 bathroom unit with open plan kitchen, dining and living is fresh and ready for the astute investor or the professional couple. Investors can rest assured with a rental appraisal at \$185 per week. Sitting in an enviable location, only moments to Ballarat Grammar college and Lake Wendouree, this property is sure to impress. Be sure to call Matthew Wiltshire on 0487 000 873 today for more information!

Comparable Properties

**3/1046 Norman St WENDOUREE 3355 (REI/VG)** Agent Comments

1 1 1

Price: \$185,000**Method:** Private Sale**Date:** 21/08/2018**Rooms:** 1**Property Type:** Unit**5/2 Evelyn St WENDOUREE 3355 (REI)**

Agent Comments

1 - -

Price: \$168,000**Method:** Private Sale**Date:** 14/01/2019**Rooms:** -**Property Type:** Unit**2/1106 Grevillea Rd WENDOUREE 3355 (REI)**

Agent Comments

1 1 -

Price: \$152,000**Method:** Private Sale**Date:** 30/11/2018**Rooms:** -**Property Type:** Unit