

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	ffered f	or sale
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Address	5 Malmesbury Street, Wendouree Vic 3355
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price | \$269,000

#### Median sale price

Median price	\$255,500	Hou	ise X	Unit		Suburb or locality	Wendouree
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

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

Α\* 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

1	25 Malmesbury St WENDOUREE 3355	\$280,000	21/03/2016
2	1 MALMESBURY St WENDOUREE 3355	\$265,000	18/05/2017
3	42 Harold St WENDOUREE 3355	\$252,000	24/07/2017

#### 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.



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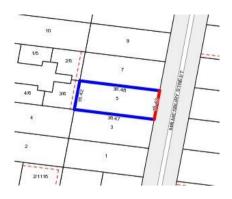
Date of sale





Price







Agent Comments

Indicative Selling Price \$269,000 Median House Price June quarter 2017: \$255,500

# Comparable Properties



25 Malmesbury St WENDOUREE 3355 (REI/VG)

Price: \$280,000 Method: Private Sale Date: 21/03/2016

Rooms: -

**Property Type:** House **Land Size:** 602 sqm approx

**Agent Comments** 



1 MALMESBURY St WENDOUREE 3355 (REI)

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Price: \$265,000 Method: Private Sale Date: 18/05/2017 Rooms: 4

Property Type: House Land Size: 600 sqm approx **Agent Comments** 



42 Harold St WENDOUREE 3355 (REI)

Price: \$252,000 Method: Private Sale Date: 24/07/2017 Rooms: -

**Property Type:** House **Land Size:** 557 sqm approx

**Agent Comments** 

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





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