

# STATEMENT OF INFORMATION

252 FOREST STREET, WENDOUREE, VIC 3355
PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 252 FOREST STREET, WENDOUREE, VIC 🕮 3 🕒 1







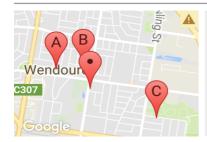
**Indicative Selling Price** 

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

Price Range:

\$195,000 to \$220,000

### **MEDIAN SALE PRICE**



# WENDOUREE, VIC, 3355

**Suburb Median Sale Price (House)** 

\$249,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



41 HASTINGS ST, WENDOUREE, VIC 3355







Sale Price

\$220,000

Sale Date: 31/05/2017

Distance from Property: 522m





3 HAROLD ST, WENDOUREE, VIC 3355









Sale Price

\$215,250

Sale Date: 31/05/2017

Distance from Property: 327m





5 BEECH AVE, WENDOUREE, VIC 3355







Sale Price

\$200.000

Sale Date: 08/08/2017

Distance from Property: 972m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

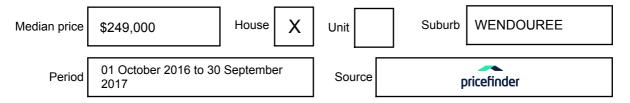
Address Including suburb and postcode	252 FOREST STREET, WENDOUREE, VIC 3355
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### Indicative selling price

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

Price Range: \$195,000 to \$220,000

#### Median sale price



# Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
41 HASTINGS ST, WENDOUREE, VIC 3355	\$220,000	31/05/2017
3 HAROLD ST, WENDOUREE, VIC 3355	\$215,250	31/05/2017
5 BEECH AVE, WENDOUREE, VIC 3355	\$200,000	08/08/2017