

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

431 Forest Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$295,000 & \$310,000

Median sale price

Median price \$330,000 House ☒ 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	392 Forest St WENDOUREE 3355	\$350,000	13/02/2018
2	307 Forest St WENDOUREE 3355	\$330,000	16/07/2018
3	338 Forest St WENDOUREE 3355	\$330,000	14/08/2018

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.

431 Forest Street, Wendouree Vic 3355

Mark Reid

03 5330 0500

0437 289 604

Mark@ballaratpropertygroup.com.au

Indicative Selling Price

\$295,000 - \$310,000

Median House Price

September quarter 2018: \$330,000



 3  1  1

Rooms:

Property Type: House

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



392 Forest St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  2  2

Price: \$350,000

Method: Private Sale

Date: 13/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 689 sqm approx



307 Forest St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  2

Price: \$330,000

Method: Private Sale

Date: 16/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 575 sqm approx



338 Forest St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  1

Price: \$330,000

Method: Private Sale

Date: 14/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 590 sqm approx