

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 andpostcode

Address 61 Hastings Street, Wendouree Vic 3355 uburb or

Indicative selling price

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

| Range between \$335,000 | & | \$345,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$320,000 | Hou | ise X | Unit | | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1 | 110 Grandview Gr WENDOUREE 3355 | \$349,500 | 04/12/2018 |
| 2 | 20 Halbert St WENDOUREE 3355 | \$345,000 | 16/01/2019 |
| 3 | 5 Rolf Ct WENDOUREE 3355 | \$335,000 | 08/01/2019 |

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.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



61 Hastings Street, Wendouree Vic 3355

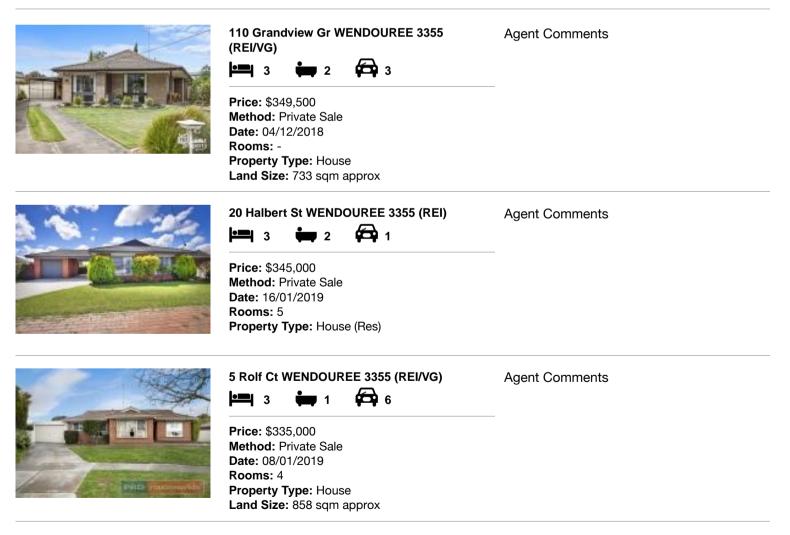






Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 664 sqm approx Agent Comments Indicative Selling Price \$335,000 - \$345,000 Median House Price Year ending December 2018: \$320,000

Comparable Properties



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