

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

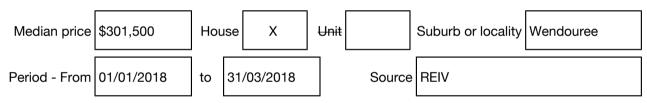
5 Goderic Street, Wendouree Vic 3355

### Indicative selling price

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

Range between	\$285,000	&	\$295,000
---------------	-----------	---	-----------

#### Median sale price



#### 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	32 Eton St WENDOUREE 3355	\$305,000	23/05/2018
2	7 Elizabeth St WENDOUREE 3355	\$302,500	17/04/2018
3	1130 Grevillea Rd WENDOUREE 3355	\$284,000	07/05/2018

#### 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.

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

propertydata

#### Generated: 10/07/2018 09:40

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.





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 656 sqm approx Agent Comments Indicative Selling Price \$285,000 - \$295,000 Median House Price March quarter 2018: \$301,500

# **Comparable Properties**



32 Eton St WENDOUREE 3355 (REI/VG)

7 Elizabeth St WENDOUREE 3355 (VG)

**6** -

**2** 



Price: \$305,000 Method: Private Sale Date: 23/05/2018 Rooms: 4 Property Type: House Land Size: 618 sqm approx

Agent Comments

Agent Comments



Price: \$302,500 Method: Sale Date: 17/04/2018 Rooms: -Property Type: House (Res) Land Size: 609 sqm approx

**-** 3



1130 Grevillea Rd WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$284,000 Method: Private Sale Date: 07/05/2018 Rooms: -Property Type: House (Res) Land Size: 585 sqm approx

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

propertydata

#### Generated: 10/07/2018 09:40

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.

