

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

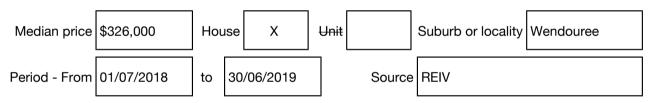
46 Eton Street, Wendouree Vic 3355 r e

Indicative selling price

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

Range between \$325,000 & \$335,000	Range between	\$325,000	&	\$335,000	
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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	5 Carpenter St WENDOUREE 3355	\$330,000	05/08/2019
2	7 Rotherwood St WENDOUREE 3355	\$330,000	10/07/2019
3	386 Forest St WENDOUREE 3355	\$325,000	16/07/2019

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.







Rooms: Property Type: House (Res) Land Size: 673 sqm approx Agent Comments Lisa Eden-Horvat 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au

> Indicative Selling Price \$325,000 - \$335,000 Median House Price Year ending June 2019: \$326,000

Comparable Properties

5 Carpenter St WENDOUREE 3355 (REI) 3 1 1 1 1 Price: \$330,000 Method: Private Sale Date: 05/08/2019 Rooms: 4 Property Type: House Land Size: 613 sqm approx	Agent Comments
7 Rotherwood St WENDOUREE 3355 (REI) 3 1 1 1 Price: \$330,000 Method: Private Sale Date: 10/07/2019 Rooms: 4 Property Type: House Land Size: 889 sqm approx	Agent Comments
386 Forest St WENDOUREE 3355 (REI) Image: 1 Image: 3 Price: \$325,000 Method: Private Sale Date: 16/07/2019 Rooms: 4 Property Type: House (Res) Land Size: 747 sqm approx	Agent Comments

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