

Carmel Cricelli 03 5332 7477 0400 966 738 carmel@blueribbonballarat.com.au

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		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$245,000 & \$255,000		
Median sale price		
Median price NA. House X Suburb or locality Mitchell Park		
Period - From 1/4/16 to 31/03/17. Source REIV		

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
6 Romney St WENDOUREE 3355	\$250,000	12/04/2017
431 Forest St WENDOUREE 3355	\$249,000	18/01/2017
1060 Norman St WENDOUREE 3355	\$247,000	29/07/2016





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40 Ashwood Gardens, Mitchell Park Vic 3355

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> Indicative Selling Price \$245,000 - \$255,000





Rooms:

Property Type: House (Res) Land Size: 334 sqm approx

Agent Comments

Comparable Properties



6 Romney St WENDOUREE 3355 (REI/VG)





Price: \$250,000 Method: Private Sale Date: 12/04/2017

Rooms: 4

Property Type: House Land Size: 728 sqm approx



431 Forest St WENDOUREE 3355 (REI/VG)

3





Price: \$249,000 Method: Private Sale Date: 18/01/2017 Rooms: 8

Property Type: House Land Size: 590 sqm approx



1060 Norman St WENDOUREE 3355 (REI/VG)





Price: \$247,000 Method: Private Sale Date: 29/07/2016

Rooms: 4

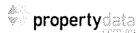
3

Property Type: House (Res) Land Size: 662 sqm approx

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Agent Comments

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