

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

1 Huntington Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$390,000

&

\$405,000

Median sale price

Median price

\$450,000

Property Type

House

Suburb

Wendouree

Period - From

01/01/2023

to

31/12/2023

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 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
1	1016 Norman St WENDOUREE 3355	\$415,000	12/01/2024
2	368 Forest St WENDOUREE 3355	\$402,000	22/11/2023
3	39 Hastings St WENDOUREE 3355	\$380,000	07/06/2023

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 18 months.~~

This Statement of Information was prepared on:

02/04/2024 11:58

1 Huntington Street, Wendouree Vic 3355

BALLARAT
PROPERTY AGENTS

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Indicative Selling Price

\$390,000 - \$405,000

Median House Price

Year ending December 2023: \$450,000



 3  1  1

Rooms: 4

Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



1016 Norman St WENDOUREE 3355 (REI)

Agent Comments

 3  1  2

Price: \$415,000

Method: Private Sale

Date: 12/01/2024

Property Type: House

Land Size: 623 sqm approx



368 Forest St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  2

Price: \$402,000

Method: Private Sale

Date: 22/11/2023

Property Type: House

Land Size: 647 sqm approx



39 Hastings St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  4

Price: \$380,000

Method: Private Sale

Date: 07/06/2023

Property Type: House

Land Size: 596 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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