

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

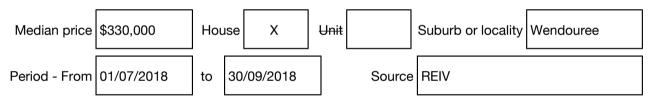
S 2 John Street, Wendouree Vic 3355 e

Indicative selling price

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

Range between	\$320,000	&	\$340,000
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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	108 Grandview Gr WENDOUREE 3355	\$340,000	18/07/2018
2	5 Goderic St WENDOUREE 3355	\$332,000	20/07/2018
3	338 Forest St WENDOUREE 3355	\$330,000	14/08/2018

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: 10/12/2018 16:00

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.



2 John Street, Wendouree Vic 3355







Rooms: Property Type: House Land Size: 724 sqm approx Agent Comments

03 5330 0500 0424 179 188 chris@ballaratpropertygroup.com.au

Indicative Selling Price \$325,000 - \$345,000 **Median House Price** September quarter 2018: \$330,000

Comparable Properties



108 Grandview Gr WENDOUREE 3355 (REI/VG)



Price: \$340,000 Method: Private Sale Date: 18/07/2018 Rooms: -Property Type: House (Res) Land Size: 679 sqm approx

Agent Comments



5 Goderic St WENDOUREE 3355 (VG)



Price: \$332.000 Method: Sale Date: 20/07/2018 Rooms: -Property Type: House (Res) Land Size: 657 sqm approx



338 Forest St WENDOUREE 3355 (REI/VG)



Price: \$330,000 Method: Private Sale Agent Comments

Agent Comments

Date: 14/08/2018 Rooms: -Property Type: House (Res) Land Size: 590 sqm approx

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