

## 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 and  
postcode

37 Brighton Court Wendouree VIC 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$545,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Wendouree

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

### 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 Monteith Place Ballarat Central VIC 3350	\$710,000	19-Nov-21
2/105 Forest Street Lake Wendouree VIC 3350	\$569,900	22-Jan-21
1102 Lydiard Street North Ballarat North VIC 3350	\$535,000	30-Nov-21

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: 16 February 2022



**1 Monteith Place Ballarat Central  
VIC 3350**

3 2 2

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**19-Nov-21**

Distance

**1.54km**



**2/105 Forest Street Lake  
Wendouree VIC 3350**

3 2 2

Sold Price

**\$569,900**

Sold Date

**22-Jan-21**

Distance

**0.88km**



**1102 Lydiard Street North Ballarat  
North VIC 3350**

3 2 2

Sold Price

**\$535,000**

Sold Date

**30-Nov-21**

Distance

**1.92km**



**20/906 Lydiard Street North  
Ballarat North VIC 3350**

3 2 2

Sold Price

<sup>RS</sup> **\$662,000**

Sold Date

**12-Oct-21**

Distance

**1.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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