## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 301 Forest Street, Wendouree Vic 3355

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$555,000		&		\$575,000			
Median sale p	rice							
Median price	\$465,000	Pro	operty Type	Hous	se		Suburb	Wendouree
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	211 DOWLING St WENDOUREE 3355	\$575,000	21/04/2021
2	23 College St WENDOUREE 3355	\$556,000	03/03/2022
3	23 Grandview Gr WENDOUREE 3355	\$555,000	03/03/2022

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:

06/04/2022 15:01



301 Forest Street, Wendouree Vic 3355



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Property Type: House (Previously Occupied - Detached) Land Size: 603 sqm approx Agent Comments Rob Cunningham 53312000 0418543634 robert@doepels.com.au

Indicative Selling Price \$555,000 - \$575,000 Median House Price December quarter 2021: \$465,000

# **Comparable Properties**



211 DOWLING St WENDOUREE 3355 (VG)



Price: \$575,000 Method: Sale Date: 21/04/2021 Property Type: House (Res) Land Size: 669 sqm approx

B

23 College St WENDOUREE 3355 (REI)



Price: \$556,000 Method: Private Sale Date: 03/03/2022 Property Type: House



23 Grandview Gr WENDOUREE 3355 (REI)



2 2 2

Agent Comments

Agent Comments

Agent Comments

Price: \$555,000 Method: Private Sale Date: 03/03/2022 Property Type: House (Res) Land Size: 653 sqm approx

#### Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



propertydata

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