# 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

23/300 Gillies Street North, Wendouree Vic 3355

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$390,000		&		\$410,000			
Median sale p	rice							
Median price	\$325,000	Pro	operty Type	Unit			Suburb	Wendouree
Period - From	01/01/2024	to	31/12/2024		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.

Add	dress of comparable property	Price	Date of sale
1	12A/300 Gillies St WENDOUREE 3355	\$440,000	23/09/2024
2	12/300 Gillies St.N WENDOUREE 3355	\$440,000	23/09/2024
3	26/300 Gillies St.N WENDOUREE 3355	\$460,000	10/09/2024

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:

20/02/2025 10:55









**Property Type:** Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

Indicative Selling Price \$390,000 - \$410,000 Median Unit Price Year ending December 2024: \$325,000

# **Comparable Properties**



Price: \$440,000 Method: Sale Date: 23/09/2024 Property Type: Flat/Unit/Apartment (Res)

12A/300 Gillies St WENDOUREE 3355 (VG)

12/300 Gillies St.N WENDOUREE 3355 (REI)

26/300 Gillies St.N WENDOUREE 3355 (REI)

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Agent Comments

Agent Comments

Agent Comments





Price: \$440,000 Method: Private Sale Date: 23/09/2024 Property Type: Unit

1



**Price:** \$460,000 **Method:** Private Sale **Date:** 10/09/2024

Property Type: House

Account - Ballarat Property Agents | P: 03 5324 2408



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