

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	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:

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Indicative Selling Price

\$390,000 - \$410,000

Median Unit Price

Year ending December 2024: \$325,000



Property Type:

Agent Comments

Comparable Properties



12A/300 Gillies St WENDOUREE 3355 (VG)

Agent Comments



Price: \$440,000

Method: Sale

Date: 23/09/2024

Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 23/09/2024

Property Type: Unit



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

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 10/09/2024

Property Type: House

Account - Ballarat Property Agents | P: 03 5324 2408