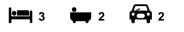
12 Redford Drive, Wendouree Vic 3355







Rooms: Property Type: House Land Size: 665 sqm Agent Comments 03 5330 0500 0424 179 188 chris@ballaratpropertygroup.com.au

Indicative Selling Price \$319,000 - \$339,000 Median House Price Year ending March 2017: \$240,000

Comparable Properties

	6 Spielberg Ct WENDOUREE 3355 (VG)	Agent Comments
	Price: \$330,000 Method: Sale Date: 11/10/2016 Rooms: - Property Type: House (Res) Land Size: 657 sqm	
	20 Rozel Av WENDOUREE 3355 (REI/VG)	Agent Comments
	4 2 2 2 Price: \$320,000 Method: Private Sale 2 Date: 11/01/2017 Rooms: - 2 Property Type: House (Res) Land Size: 652 sqm	
	41 Pauls Cr WENDOUREE 3355 (REI/VG)	Agent Comments
mat	Price: \$314,500 Method: Private Sale Date: 08/12/2015 Rooms: 4	
A HERE A	Property Type: House	

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

property data

Land Size: 602 sqm

Generated: 25/05/2017 15:06

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.





Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

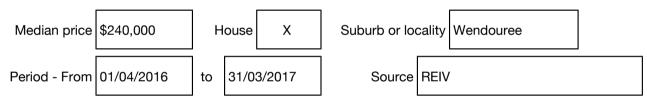
Address 12 Redford Drive, Wendouree Vic 3355 Including suburb or locality andpostcode

Indicative selling price

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

Range between	\$319,000	&	\$339,000	

Median sale price



Comparable property sales

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
6 Spielberg Ct WENDOUREE 3355	\$330,000	11/10/2016
20 Rozel Av WENDOUREE 3355	\$320,000	11/01/2017
41 Pauls Cr WENDOUREE 3355	\$314,500	08/12/2015

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

Generated: 25/05/2017 15:06

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.



