

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

29 Grammar Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$420,000

&

\$430,000

Median sale price

Median price

\$435,000

Property Type

House

Suburb

Wendouree

Period - From

21/06/2023

to

20/06/2024

Source

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.

	Address of comparable property	Price	Date of sale
1	3 Brinkley Av WENDOUREE 3355	\$435,000	10/05/2024
2	21 Prefect St WENDOUREE 3355	\$422,500	25/03/2024
3	1016 Norman St WENDOUREE 3355	\$415,000	12/01/2024

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:

21/06/2024 11:24

Lisa Horvat

03 5324 2408

0400 533 667

lisa@ballaratpropertyagents.com.au

Indicative Selling Price

\$420,000 - \$430,000

Median House Price

21/06/2023 - 20/06/2024: \$435,000



3 1 1

Property Type: House

Land Size: 495 sqm approx

Agent Comments

Comparable Properties



3 Brinkley Av WENDOUREE 3355 (REI)

Agent Comments

3 1 2

Price: \$435,000

Method: Private Sale

Date: 10/05/2024

Property Type: House

Land Size: 658 sqm approx



21 Prefect St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 1

Price: \$422,500

Method: Private Sale

Date: 25/03/2024

Property Type: House (Res)

Land Size: 613 sqm approx



1016 Norman St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$415,000

Method: Private Sale

Date: 12/01/2024

Property Type: House

Land Size: 623 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408