### 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 29 Grammar Street, Wendouree Vic 3355

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$420,000		&		\$430,000			
Median sale p	rice							
Median price	\$435,000	Pro	operty Type	Hous	se		Suburb	Wendouree
Period - From	21/06/2023	to	20/06/2024		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	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



# BALLARAT





Property Type: House Land Size: 495 sqm approx Agent Comments 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

## **Comparable Properties**



3 Brinkley Av WENDOUREE 3355 (REI)

21 Prefect St WENDOUREE 3355 (REI/VG)



Price: \$435,000 Method: Private Sale Date: 10/05/2024 Property Type: House Land Size: 658 sqm approx Agent Comments

Agent Comments



Price: \$422,500 Method: Private Sale Date: 25/03/2024 Property Type: House (Res) Land Size: 613 sqm approx

3



1016 Norman St WENDOUREE 3355 (REI/VG) Agent Comments



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



propertydata

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