

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale Townhouse 1, 88 Giot Drive, WENDOUREE 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$294,900**

### Median sale price

Median **Unit** for **WENDOUREE** for period **Aug 2018 - Jul 2019**

Sourced from **Corelogic**.

**\$326,000**

### 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 the most comparable to the property for sale.

**14 Grammar Street,**  
Wendouree 3355

**Price \$295,000** Sold 22  
December 2018

**1/34 Shelley Street,**  
Wendouree 3350

**Price \$290,000** Sold 06 June  
2019

**2/514 Armstrong Street North,**  
Soldiers Hill 3350

**Price \$330,000** Sold 12  
September 2018

This Statement of Information was prepared on 8th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

Unit

  
**2 beds**

  
**2 baths**

  
**1 parking**

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



**Robert McClure**  
PRDnationwide

(03) 5329 4628  
0418 508 808  
[robm@prdballarat.com.au](mailto:robm@prdballarat.com.au)



**Catharina Hartzheim**  
PRDnationwide

(03) 5329 4609  
0429 880 290  
[catharinah@prdballarat.com.au](mailto:catharinah@prdballarat.com.au)

