

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

2 Form Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$430,000

&

\$450,000

Median sale price

Median price

\$345,888

Property Type

House

Suburb

Wendouree

Period - From

01/10/2019

to

30/09/2020

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	30 Grammar St WENDOUREE 3355	\$444,500	21/10/2020
2	520 Landsborough St BALLARAT NORTH 3350	\$435,000	10/11/2020
3	108 Grandview Gr WENDOUREE 3355	\$420,000	09/10/2020

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:

07/12/2020 11:52



Property Type: House (Previously Occupied - Detached)

Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price

\$430,000 - \$450,000

Median House Price

Year ending September 2020: \$345,888

Comparable Properties



30 Grammar St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$444,500

Method: Private Sale

Date: 21/10/2020

Property Type: House (Res)

Land Size: 613 sqm approx



520 Landsborough St BALLARAT NORTH 3350 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 10/11/2020

Property Type: House

Land Size: 604 sqm approx



108 Grandview Gr WENDOUREE 3355 (VG)

Agent Comments



Price: \$420,000

Method: Sale

Date: 09/10/2020

Property Type: House (Res)

Land Size: 682 sqm approx