

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

11 Ercil Street, Wendouree Vic 3355

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$285,000

&

\$295,000

Median sale price

Median price \$246,250 House ☒ Unit ☐ Suburb or locality Wendouree

Period - From 01/07/2016 to 30/06/2017 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 eighteen 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	29 Grandview Gr WENDOUREE 3355	\$300,000	01/09/2016
2	11 Hamlet St WENDOUREE 3355	\$285,000	23/09/2016
3	10 Shirley St WENDOUREE 3355	\$285,000	20/05/2016

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 eighteen months.



4
 1
 2

Rooms: 6

Property Type:

Agent Comments

This much loved family home a dream find! Well maintained, this home enjoys a charming living room with gas heating, 4 bedrooms, a central family bathroom, separate toilet and laundry. The kitchen/meals area has gas cooking facilities and the larger than expected secure backyard is sure to surprise! With central heating, the home has been well maintained, is solid and built to last. Set in a quiet and neighbourly street, only a short walk from Ballarat Grammar, Stockland Wendouree, transport and schools, this home is a must see for first home buyers, investors or downsizers.

Comparable Properties



29 Grandview Gr WENDOUREE 3355 (VG)

Agent Comments

3
 -
 -

Price: \$300,000

Method: Sale

Date: 01/09/2016

Rooms: -

Property Type: House (Res)

Land Size: 654 sqm approx



11 Hamlet St WENDOUREE 3355 (REI/VG)

Agent Comments

3
 1
 2

Price: \$285,000

Method: Private Sale

Date: 23/09/2016

Rooms: 4

Property Type: House

Land Size: 694 sqm approx



10 Shirley St WENDOUREE 3355 (REI/VG)

Agent Comments

3
 1
 2

Price: \$285,000

Method: Private Sale

Date: 20/05/2016

Rooms: 4

Property Type: House (Res)

Land Size: 624 sqm approx