



## STATEMENT OF INFORMATION

4 DOVER STREET, WENDOUREE, VIC 3355

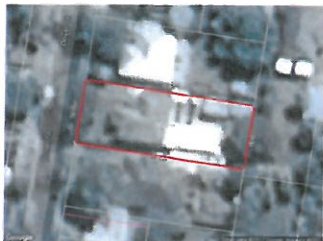
PREPARED BY JIM BAMBRIDGE, RED CIRCLE REAL ESTATE BALLARAT





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 DOVER STREET, WENDOUREE, VIC 3355**  3  1  1

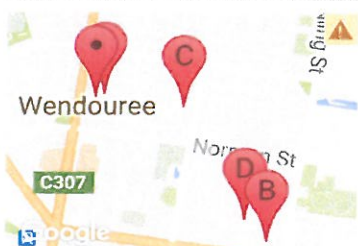
**Indicative Selling Price**

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

**Price Range: 295,000 to 320,000**

Provided by: Jim Bambridge, Red Circle Real Estate Ballarat

## MEDIAN SALE PRICE




**WENDOUREE, VIC, 3355**

**Suburb Median Sale Price (House)**

**\$245,000**

01 July 2016 to 30 June 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**17 EDGAR ST, WENDOUREE, VIC 3355**

 4  1  2

**Sale Price**

**Price Withheld**

Sale Date: 11/04/2017

Distance from Property: 63m



**4 BOWDEN ST, WENDOUREE, VIC 3355**

 3  1  3

**Sale Price**

**\*\$320,000**

Sale Date: 30/06/2017

Distance from Property: 1.6km



**18 HAROLD ST, WENDOUREE, VIC 3355**

 3  2  2

**Sale Price**

**\$290,000**

Sale Date: 07/04/2017

Distance from Property: 610m



This report has been compiled on 05/07/2017 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**17 BROWNS PDE, WENDOUREE, VIC 3355**

 3  2  6

Sale Price

**\$296,000**

Sale Date: 08/02/2017

Distance from Property: 1.4km



## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode 4 DOVER STREET, WENDOUREE, VIC 3355


#### Indicative selling price

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

Price Range: 295,000 to 320,000

#### Median sale price

Median price \$245,000 House ☒ Unit ☐ Suburb WENDOUREE

Period 01 July 2016 to 30 June 2017 Source 

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

Address of comparable property	Price	Date of sale
17 EDGAR ST, WENDOUREE, VIC 3355	Price Withheld	11/04/2017
4 BOWDEN ST, WENDOUREE, VIC 3355	*\$320,000	30/06/2017
18 HAROLD ST, WENDOUREE, VIC 3355	\$290,000	07/04/2017
17 BROWNS PDE, WENDOUREE, VIC 3355	\$296,000	08/02/2017