

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

8 Linden Avenue, Wendouree Vic 3355

Indicative selling price

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

Range between \$375,000

&

\$385,000

Median sale price

Median price \$330,000

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/07/2018

to

30/09/2018

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	507 Landsborough St BALLARAT NORTH 3350	\$395,500	17/10/2018
2	4 Linden Av WENDOUREE 3355	\$391,000	28/05/2018
3	1 Marilyn St WENDOUREE 3355	\$375,000	15/11/2018

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.

8 Linden Avenue, Wendouree Vic 3355

Vicky Vermeend

03 5330 0500

0491 300 501

vicky@ballaratpropertygroup.com.au

Indicative Selling Price

\$375,000 - \$385,000

Median House Price

September quarter 2018: \$330,000



 4  1  2

Rooms:

Property Type: House

Land Size: 630 sqm approx

Agent Comments

Comparable Properties



507 Landsborough St BALLARAT NORTH 3350 **Agent Comments**
(REI/VG)

 4  2  3

Price: \$395,500

Method: Private Sale

Date: 17/10/2018

Rooms: 5

Property Type: House

Land Size: 650 sqm approx



4 Linden Av WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  1

Price: \$391,000

Method: Private Sale

Date: 28/05/2018

Rooms: 6

Property Type: House (Res)

Land Size: 625 sqm approx



1 Marilyn St WENDOUREE 3355 (REI)

Agent Comments

 3  2  5

Price: \$375,000

Method: Private Sale

Date: 15/11/2018

Rooms: 7

Property Type: House

Land Size: 638 sqm approx