hockingstuart

Statement of Information

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

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 andpostcode

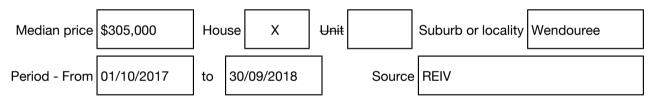
14 Prefect Street, Wendouree Vic 3355

Indicative selling price

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

| Range between | \$355,000 | & | \$385,000 |
|---------------|-----------|---|-----------|
|---------------|-----------|---|-----------|

Median sale price



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 | 31 Prefect St WENDOUREE 3355 | \$382,000 | 25/06/2018 |
| 2 | 15 Williams St WENDOUREE 3355 | \$366,000 | 01/08/2018 |
| 3 | 221 Dowling St WENDOUREE 3355 | \$365,000 | 18/07/2018 |

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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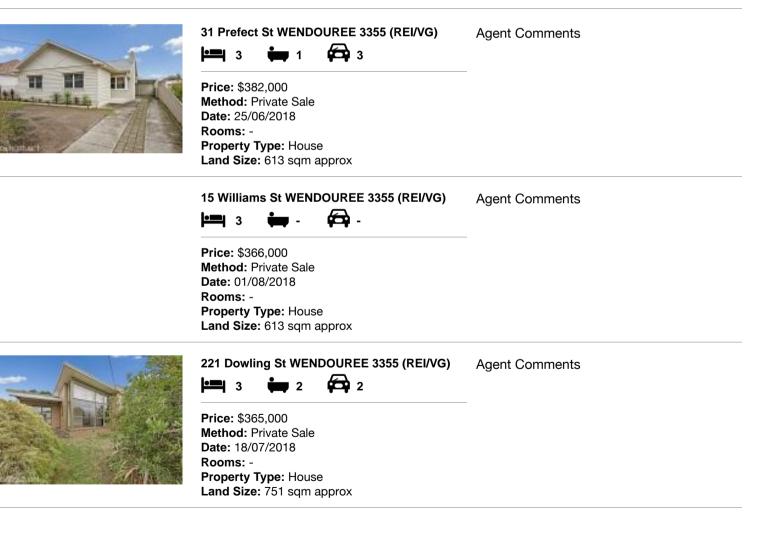


Rooms: Property Type: House Land Size: 613 sqm approx Agent Comments 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

Indicative Selling Price \$355,000 - \$385,000 Median House Price Year ending September 2018: \$305,000

If Wendouree is on your radar, look no further! You'll be smiling from ear to ear as soon as you step foot onto the property. The tastefully renovated home has all of the modern features whilst also offering plenty of space throughout. The established backyard provides a private oasis, and offers the opportunity to work from home with your own bungalow/office! Location here is hard to beat, only meters from Ballarat Grammar School, a short stroll to Lake Wendouree & major shopping centers plus only minutes from the CBD, you have everything in such close proximity.

Comparable Properties



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