

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

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

Median price \$305,000 House X Unit Suburb or locality Wendouree

Period - From 01/10/2017 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	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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Rooms:**Property Type:** House**Land Size:** 613 sqm approx

Agent Comments

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

**31 Prefect St WENDOUREE 3355 (REI/VG)**

Agent Comments

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Price: \$382,000**Method:** Private Sale**Date:** 25/06/2018**Rooms:** -**Property Type:** House**Land Size:** 613 sqm approx**15 Williams St WENDOUREE 3355 (REI/VG)**

Agent Comments

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Price: \$366,000**Method:** Private Sale**Date:** 01/08/2018**Rooms:** -**Property Type:** House**Land Size:** 613 sqm approx**221 Dowling St WENDOUREE 3355 (REI/VG)**

Agent Comments

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Price: \$365,000**Method:** Private Sale**Date:** 18/07/2018**Rooms:** -**Property Type:** House**Land Size:** 751 sqm approx