

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

42 Rowan Parade, Wendouree Vic 3355

Indicative selling price

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

Range between \$940,000 & \$995,000

Median sale price

Median price \$460,000 Property Type House Suburb Wendouree

Period - From 01/04/2021 to 31/03/2022 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	30 Kerry Way INVERMAY PARK 3350	\$960,000	06/11/2021
2	1116 Lydiard St.N BALLARAT NORTH 3350	\$925,000	10/03/2021
3			

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.~~

This Statement of Information was prepared on:

05/05/2022 16:43

42 Rowan Parade, Wendouree Vic 3355



Rob Cunningham

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Indicative Selling Price

\$940,000 - \$995,000

Median House Price

Year ending March 2022: \$460,000



Property Type: Land

Land Size: 1396 sqm approx

Agent Comments

Comparable Properties



30 Kerry Way INVERMAY PARK 3350 (VG)

Agent Comments



Price: \$960,000

Method: Sale

Date: 06/11/2021

Property Type: House (Res)

Land Size: 968 sqm approx



1116 Lydiard St. N BALLARAT NORTH 3350 (VG)

Agent Comments



Price: \$925,000

Method: Sale

Date: 10/03/2021

Property Type: House (Res)

Land Size: 1277 sqm approx

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.

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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