

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/52 Montgomery Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$185,000 & \$195,000

Median sale price

Median price \$274,120 Property Type Unit Suburb Wendouree

Period - From 12/10/2019 to 11/10/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 | 3/1162 Grevillea Rd WENDOUREE 3355 | \$215,000 | 07/07/2020 |
| 2 | 3/500 Gillies St WENDOUREE 3355 | \$200,000 | 14/04/2020 |
| 3 | 3/382 Forest St WENDOUREE 3355 | \$185,000 | 10/07/2020 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/10/2020 19:04

3/52 Montgomery Street, Wendouree Vic 3355



Lisa Eden-Horvat

03 5330 0500

0400 533 667

lisae@ballaratpropertygroup.com.au

Indicative Selling Price

\$185,000 - \$195,000

Median Unit Price

12/10/2019 - 11/10/2020: \$274,120



1 1 1

Property Type: Unit

Agent Comments

Comparable Properties



3/1162 Grevillea Rd WENDOUREE 3355
(REI/VG)

Agent Comments

1 - -

Price: \$215,000

Method: Private Sale

Date: 07/07/2020

Property Type: House (Res)



3/500 Gillies St WENDOUREE 3355 (REI)

Agent Comments

2 1 1

Price: \$200,000

Method: Sale by Tender

Date: 14/04/2020

Property Type: Unit

3/382 Forest St WENDOUREE 3355 (VG)

Agent Comments

1 - -

Price: \$185,000

Method: Sale

Date: 10/07/2020

Property Type: Flat/Unit/Apartment (Res)

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



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.