## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 830 Howitt Street, Wendouree Vic 3355

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$349,000		&		\$359,000				
Median sale price									
Median price	\$330,000	Pro	Property Type Hou		se		Suburb	Wendouree	
Period - From	01/10/2019	to	31/12/2019	)	So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	113 Lonsdale St REDAN 3350	\$350,000	06/02/2020
2	334 Forest St WENDOUREE 3355	\$350,000	24/02/2020
3	1253 Norman St WENDOUREE 3355	\$345,888	11/03/2020

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 18 months.

This Statement of Information was prepared on:

20/03/2020 14:20









Property Type: House Land Size: 731 sqm approx Agent Comments Indicative Selling Price \$349,000 - \$359,000 Median House Price December quarter 2019: \$330,000

# **Comparable Properties**

113 Lonsdale St REDAN 3350 (REI/VG) 113 Lonsdale St REDAN 3350 (REI/VG) 1 2 2 Price: \$350,000 Method: Private Sale Date: 06/02/2020 Rooms: 5 Property Type: House (Res) Land Size: 769 sqm approx	Agent Comments
334 Forest St WENDOUREE 3355 (REI) 3  1  2 Price: \$350,000 Method: Private Sale Date: 24/02/2020 Rooms: 4 Property Type: House Land Size: 630 sqm approx	Agent Comments
1253 Norman St WENDOUREE 3355 (REI) 2 2 2 Price: \$345,888 Method: Private Sale Date: 11/03/2020 Rooms: 5 Property Type: House (Res) Land Size: 620 sqm approx	Agent Comments

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.