

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

355 Forest Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$350,000 & \$360,000

Median sale price

Median price \$330,000 Property Type House Suburb Wendouree

Period - From 01/10/2019 to 31/12/2019 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 18 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 | 5 Ealing Av WENDOUREE 3355 | \$385,000 | 25/02/2020 |
| 2 | 5 Yvonne St WENDOUREE 3355 | \$380,000 | 20/01/2020 |
| 3 | 2 Ealing Av WENDOUREE 3355 | \$360,000 | 22/01/2020 |

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:

10/03/2020 12:40

355 Forest Street, Wendouree Vic 3355



Lisa Eden-Horvat

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Indicative Selling Price

\$369,000 - \$379,000

Median House Price

December quarter 2019: \$330,000



3 1 1

Property Type: House

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



5 Ealing Av WENDOUREE 3355 (REI)

Agent Comments

3 1 3

Price: \$385,000

Method: Private Sale

Date: 25/02/2020

Rooms: 4

Property Type: House (Res)



5 Yvonne St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 1

Price: \$380,000

Method: Private Sale

Date: 20/01/2020

Rooms: 4

Property Type: House (Res)

Land Size: 617 sqm approx



2 Ealing Av WENDOUREE 3355 (VG)

Agent Comments

3 - -

Price: \$360,000

Method: Sale

Date: 22/01/2020

Property Type: House (Res)

Land Size: 756 sqm approx

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.