

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 andpostcode

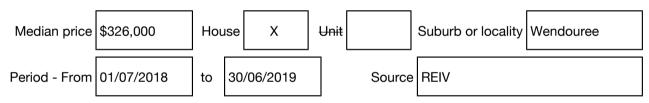
s 9 Leonard Street, Wendouree Vic 3355 r e

Indicative selling price

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

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

Median sale price



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	8b Mathilda St WENDOUREE 3355	\$415,000	04/07/2019
2	18 Brighton Ct WENDOUREE 3355	\$365,000	29/01/2019
3	12 Leonard St WENDOUREE 3355	\$340,000	15/10/2018

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.

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

propertydata

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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.



9 Leonard Street, Wendouree Vic 3355







Rooms: Property Type: Townhouse (Unit) Land Size: 264 sqm approx Agent Comments Nathan Baker 03 5330 0500 0439 302 288 nathan@ballaratpropertygroup.com.au

> Indicative Selling Price \$350,000 - \$360,000 Median House Price Year ending June 2019: \$326,000

Comparable Properties

	8b Mathilda St WENDOUREE 3355 (VG)	Agent Comments
	 3 - -	
	Price: \$415,000 Method: Sale Date: 04/07/2019 Rooms: - Property Type: Flat/Unit/Apartment (Res)	
1	18 Brighton Ct WENDOUREE 3355 (VG)	Agent Comments
	Price: \$365,000 Method: Sale Date: 29/01/2019	_
	Rooms: - Property Type: House (Res) Land Size: 269 sqm approx	
	12 Leonard St WENDOUREE 3355 (REI/VG)	Agent Comments
	Price: \$340,000 Method: Private Sale	_
	Date: 15/10/2018 Rooms: 4 Property Type: House Land Size: 269 sqm approx	

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