WE DELIVER RESULTS

STATEMENT OF INFORMATION

40 MALMESBURY STREET, WENDOUREE, VIC 3355 PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



WENDOUREE, VIC, 3355

Suburb Median Sale Price (House)

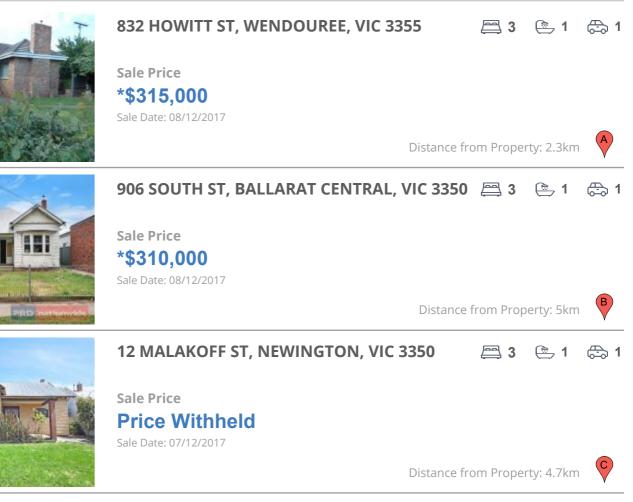
\$249,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



This report has been compiled on 12/12/2017 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 40 MALMESBURY STREET, WENDOUREE, VIC 3355

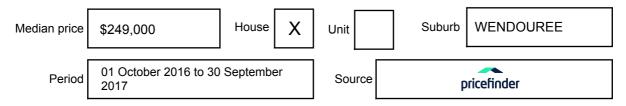
Indicative selling price

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

Price Range:

\$300,000 to \$330,000

Median sale price



Comparable property sales

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
832 HOWITT ST, WENDOUREE, VIC 3355	*\$315,000	08/12/2017
906 SOUTH ST, BALLARAT CENTRAL, VIC 3350	*\$310,000	08/12/2017
12 MALAKOFF ST, NEWINGTON, VIC 3350	Price Withheld	07/12/2017