

# 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

3/1106 Grevillea Road, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$245,000 & \$255,000

### Median sale price

Median price \$350,000 Property Type Unit Suburb Wendouree

Period - From 06/09/2023 to 05/09/2024 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 | 2/86 Marie Cr WENDOUREE 3355     | \$245,000 | 26/03/2024   |
| 2 | 2/29 Carpenter St WENDOUREE 3355 | \$239,000 | 08/11/2023   |
| 3 | 3/86 Marie Cr WENDOUREE 3355     | \$240,000 | 18/07/2023   |

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:

19/11/2024 15:15

3/1106 Grevillea Road, Wendouree Vic 3355

**BALLARAT**  
PROPERTY AGENTS

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**Indicative Selling Price**

\$245,000 - \$255,000

**Median Unit Price**

06/09/2023 - 05/09/2024: \$350,000



1 1 1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/86 Marie Cr WENDOUREE 3355 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$245,000

**Method:** Private Sale

**Date:** 26/03/2024

**Property Type:** Unit



**2/29 Carpenter St WENDOUREE 3355 (REI/VG)** **Agent Comments**

1 1 1

**Price:** \$239,000

**Method:** Private Sale

**Date:** 08/11/2023

**Property Type:** Unit

**Land Size:** 70 sqm approx



**3/86 Marie Cr WENDOUREE 3355 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$240,000

**Method:** Private Sale

**Date:** 18/07/2023

**Property Type:** Unit

**Account - Ballarat Property Agents | P: 03 5324 2408**



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