

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 and
postcode

2/1005 Grevillea Road Wendouree VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$245,000

&

\$255,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Unit

Suburb

Wendouree

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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

2/12 Lilley Street Ballarat North VIC 3350	\$270,000	20-Dec-21
3/207 Doveton Street South Ballarat Central VIC 3350	\$230,000	17-Nov-21
3/28 Gent Street Ballarat East VIC 3350	\$255,000	31-Jul-21

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: 11 January 2022



2/12 Lilley Street Ballarat North VIC 3350

Sold Price

^{RS}

\$270,000

Sold Date

20-Dec-21



1



1



1

Distance

1.94km



**3/207 Doveton Street South
Ballarat Central VIC 3350**

Sold Price

^{RS}

\$230,000

Sold Date

17-Nov-21



1



1



1

Distance

4.39km



3/28 Gent Street Ballarat East VIC 3350

Sold Price

\$255,000

Sold Date

31-Jul-21



1



1



1

Distance

4.73km

RS = Recent sale

UN = Undisclosed Sale

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