

## 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

1/34 Shelley Street, Wendouree Vic 3355

#### Indicative selling price

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

Range between \$285,000 & \$295,000

#### Median sale price

Median price \$218,750 House Unit X Suburb or locality Wendouree

Period - From 01/01/2017 to 31/12/2017 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 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	21 Brighton Ct WENDOUREE 3355	\$318,000	30/11/2016
2	2/1352 Gregory St LAKE WENDOUREE 3350	\$308,000	28/07/2017
3	2/14 Park St WENDOUREE 3355	\$292,000	22/11/2017

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.

1/34 Shelley Street, Wendouree Vic 3355

Nathan Baker  
03 5330 0500  
0439 302 288

nathan@ballaratpropertygroup.com.au

**Indicative Selling Price**

\$285,000 - \$295,000

**Median Unit Price**

Year ending December 2017: \$218,750



**Rooms:**

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**21 Brighton Ct WENDOUREE 3355 (REI/VG)**

Agent Comments



**Price:** \$318,000

**Method:** Private Sale

**Date:** 30/11/2016

**Rooms:** 8

**Property Type:** Townhouse (Single)

**Land Size:** 2151 sqm approx

**2/1352 Gregory St LAKE WENDOUREE 3350 (VG)**

Agent Comments



**Price:** \$308,000

**Method:** Sale

**Date:** 28/07/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**2/14 Park St WENDOUREE 3355 (REI/VG)**

Agent Comments



**Price:** \$292,000

**Method:** Private Sale

**Date:** 22/11/2017

**Rooms:** 4

**Property Type:** Townhouse (Single)