

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

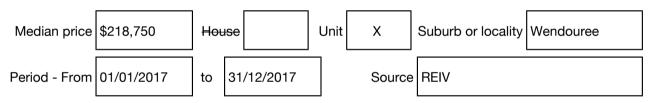
s 1/34 Shelley Street, Wendouree Vic 3355 r e

Indicative selling price

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

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

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	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.

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

propertydata

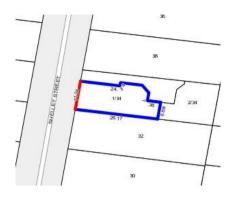
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.



1/34 Shelley Street, Wendouree Vic 3355







Rooms: Property Type: Townhouse (Single) Agent Comments

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

Comparable Properties



Price: \$318,000 Method: Private Sale Date: 30/11/2016 Rooms: 8 Property Type: Townhouse (Single) Land Size: 2151 sqm approx

2 2



Agent Comments

Agent Comments

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)



Price: \$292,000 Method: Private Sale Date: 22/11/2017 Rooms: 4 Property Type: Townhouse (Single)

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