

## 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

5 Paragon Court, 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 \$235,000

&amp;

\$245,000

**Median sale price**

Median price \$261,500

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/10/2017

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	27 Clover St WENDOUREE 3355	\$245,027	15/09/2017
2	33 McNulty Dr WENDOUREE 3355	\$241,000	19/11/2017
3	51 McNulty Dr WENDOUREE 3355	\$235,000	13/09/2017

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.

Carmel Cricelli  
03 5332 7477  
0400 966 738

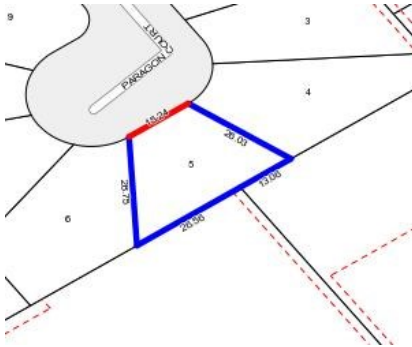
carmel@blueribbonballarat.com.au

**Indicative Selling Price**

\$235,000 - \$245,000

**Median House Price**

December quarter 2017: \$261,500



3 - -

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 668 sqm approx

**Agent Comments**

## Comparable Properties



**27 Clover St WENDOUREE 3355 (VG)**

**Agent Comments**

3 - -

**Price:** \$245,027

**Method:** Sale

**Date:** 15/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 748 sqm approx

**33 McNulty Dr WENDOUREE 3355 (VG)**

**Agent Comments**

3 - -

**Price:** \$241,000

**Method:** Sale

**Date:** 19/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 665 sqm approx



**51 McNulty Dr WENDOUREE 3355 (VG)**

**Agent Comments**

3 - -

**Price:** \$235,000

**Method:** Sale

**Date:** 13/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 723 sqm approx