

603 Creswick Road, Wendouree Vic 3355



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Indicative Selling Price

\$239,000

Median House Price

Year ending March 2017: \$240,000



Rooms:

Property Type: House (Res)

Land Size: 157 sqm approx

Agent Comments

Comparable Properties



19 Rowe St BALLARAT EAST 3350 (VG)

Agent Comments



Price: \$256,250

Method: Sale

Date: 21/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 285 sqm approx



8 Claxton St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$252,500

Method: Private Sale

Date: 12/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 295 sqm approx



803 Laurie St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments



Price: \$247,000

Method: Private Sale

Date: 19/04/2016

Rooms: 9

Property Type: House

Land Size: 337 sqm approx

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

603 Creswick Road, Wendouree Vic 3355

Indicative selling price

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

Single price \$239,000

Median sale price

Median price \$240,000

House X

Suburb or locality Wendouree

Period - From 01/04/2016

to 31/03/2017

Source REIV

Comparable property sales

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
19 Rowe St BALLARAT EAST 3350	\$256,250	21/03/2017
8 Claxton St BALLARAT CENTRAL 3350	\$252,500	12/05/2017
803 Laurie St MOUNT PLEASANT 3350	\$247,000	19/04/2016