

Carmel Cricelli 03 5332 7477 0400 966 738 carmel@blueribbonballarat.com.au

#### Statement of Information

### Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	5 Ealing Avenue, Wendouree Vic 3355
Including suburb or	-
locality andpostcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$252,250	Hou	ise X	Unit		Suburb or locality	Wendouree
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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.

Add	dress of comparable property	Price	Date of sale
1	13 Walsh Av BALLARAT NORTH 3350	\$315,000	04/10/2017
2	707 Gregory St SOLDIERS HILL 3350	\$302,000	05/02/2017
3	14 Prefect St WENDOUREE 3355	\$295,100	12/07/2016

#### 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.

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**Indicative Selling Price** \$299.000 - \$305.000 **Median House Price** September guarter 2017: \$252,250



# Rooms:

Property Type: House (Res) Land Size: 667 sqm approx

Agent Comments

## Comparable Properties

13 Walsh Av BALLARAT NORTH 3350 (REI)

**-**3





**6** ∂ 1

Price: \$315,000 Method: Private Sale Date: 04/10/2017

Rooms: -

Property Type: House (Res)

707 Gregory St SOLDIERS HILL 3350 (REI/VG) Agent Comments

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Price: \$302,000 Method: Private Sale Date: 05/02/2017 Rooms: 6

Property Type: House Land Size: 585 sqm approx



14 Prefect St WENDOUREE 3355 (REI/VG)

**--** 3



Price: \$295,100 Method: Private Sale Date: 12/07/2016

Rooms: 4

Property Type: House Land Size: 613 sqm approx

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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.

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**Agent Comments** 

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