

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

Property offered for sale

Address
Including suburb or
locality and postcode

5 Ealing Avenue, Wendouree Vic 3355

Indicative selling price

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

Range between \$299,000

&

\$305,000

Median sale price

Median price \$252,250

House

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)

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

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Indicative Selling Price
\$299,000 - \$305,000
Median House Price
September quarter 2017: \$252,250

Comparable Properties

13 Walsh Av BALLARAT NORTH 3350 (REI)

Agent Comments

 3  1  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

 3  1  1

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)

Agent Comments

 3  1  1

Price: \$295,100
Method: Private Sale
Date: 12/07/2016
Rooms: 4
Property Type: House
Land Size: 613 sqm approx