

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

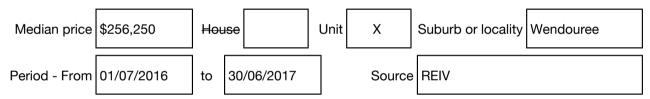
Address Including suburb or locality andpostcode 13/300 Gillies Street North, Wendouree Vic 3355

Indicative selling price

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

Single price \$269,000

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	1/15 Lake St WENDOUREE 3355	\$262,500	27/06/2016
2	5/395 Forest St WENDOUREE 3355	\$254,950	18/02/2017
3	3/13 Symons St WENDOUREE 3355	\$247,500	26/10/2016

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.

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.









Rooms: Property Type: Agent Comments Chris Gladman 03 5330 0500 0424 179 188 chris@ballaratpropertygroup.com.au

> Indicative Selling Price \$269,000 Median Unit Price Year ending June 2017: \$256,250

Comparable Properties



1/15 Lake St WENDOUREE 3355 (REI/VG)



Price: \$262,500 Method: Private Sale Date: 27/06/2016 Rooms: 3 Property Type: Unit Land Size: 300 sqm approx

Agent Comments

Agent Comments



Price: \$254,950 Method: Sale Date: 18/02/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)

5/395 Forest St WENDOUREE 3355 (VG)



3/13 Symons St WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$247,500 Method: Private Sale Date: 26/10/2016 Rooms: -Property Type: Unit

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