

Chris Gladman 03 5330 0500 0424 179 188 chris@ballaratpropertygroup.com.au

> **Indicative Selling Price** \$239,000 **Median Unit Price** Year ending March 2017: \$317,250

Rooms:

Property Type: Agent Comments

Comparable Properties



17/300 Gillies St WENDOUREE 3355 (REI)

-2

Price: \$250,000 Method: Private Sale Date: 21/12/2015

Rooms: 3

Property Type: Apartment

Agent Comments



5/25 Dare St WENDOUREE 3355 (REI)







Price: \$232,500 Method: Private Sale Date: 01/04/2017

Rooms: -

Property Type: Block of Flats/Units (Res)

Land Size: 293 sqm

Agent Comments

5/1110 Gregory St LAKE WENDOUREE 3350

(VG)

└─ 2





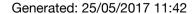
Price: \$219,950 Method: Sale Date: 13/08/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501









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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	27/300 Gillies Street North, Wendouree Vic 3355
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$239,000

Median sale price

Median price	\$317,250		Unit X	Suburb or lo	cality
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
17/300 Gillies St WENDOUREE 3355	\$250,000	21/12/2015
5/25 Dare St WENDOUREE 3355	\$232,500	01/04/2017
5/1110 Gregory St LAKE WENDOUREE 3350	\$219,950	13/08/2016





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