

### 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

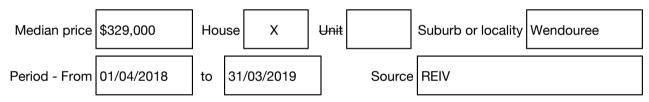
s	22 Montgomery Street, Wendouree Vic 3355
or	
le	

#### Indicative selling price

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

Range between	\$350,000	&	\$360,000
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#### 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	26 Brinkley Av WENDOUREE 3355	\$362,000	13/06/2019
2	10 Gordonia Ct BALLARAT NORTH 3350	\$355,000	22/05/2019
3	19 Edgar St WENDOUREE 3355	\$347,000	29/04/2019

#### 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.

22 Montgomery Street, Wendouree Vic 3355







Rooms: Property Type: House Land Size: 596 sqm approx Agent Comments Lisa Eden-Horvat 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au

> Indicative Selling Price \$350,000 - \$360,000 Median House Price Year ending March 2019: \$329,000

## **Comparable Properties**



26 Brinkley Av WENDOUREE 3355 (REI)



Price: \$362,000 Method: Private Sale Date: 13/06/2019 Rooms: -Property Type: House (Res) Agent Comments



10 Gordonia Ct BALLARAT NORTH 3350 (REI) Agent Comments



Price: \$355,000 Method: Private Sale Date: 22/05/2019 Rooms: 4 Property Type: House Land Size: 539 sqm approx



19 Edgar St WENDOUREE 3355 (REI)



Price: \$347,000 Method: Private Sale Date: 29/04/2019 Rooms: 4 Property Type: House Land Size: 723 sqm approx Agent Comments



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REIV



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