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: 2 Ercil Street, Wendouree Vic 3355

Indicative selling price

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

Single price: $598,500

Median sale price

Median price: $429,000 Property Type: House Suburb: Wendouree

Period - From: 01/07/2024 to: 30/09/2024 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 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
1	602 Landsborough St BALLARAT NORTH 3350	$590,000	20/09/2024
2	528 Doveton St.N SOLDIERS HILL 3350	$590,000	09/09/2024
3	105 Howard St SOLDIERS HILL 3350	$620,000	15/08/2024

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 18 months.~~

This Statement of Information was prepared on: 28/10/2024 16:29

2 Ercil Street, Wendouree Vic 3355

Phil Petrie
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3 2 2

Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$598,500
Median House Price
September quarter 2024: $429,000

Comparable Properties



602 Landsborough St BALLARAT NORTH 3350 (REI/VG)

3 2 4

Agent Comments

Price: $590,000
Method: Private Sale
Date: 20/09/2024
Property Type: House
Land Size: 687 sqm approx



528 Doveton St.N SOLDIERS HILL 3350 (REI)

3 1 2

Agent Comments

Price: $590,000
Method: Private Sale
Date: 09/09/2024
Property Type: House
Land Size: 555 sqm approx



105 Howard St SOLDIERS HILL 3350 (REI/VG)

3 2 2

Agent Comments

Price: $620,000
Method: Private Sale
Date: 15/08/2024
Property Type: House (Res)
Land Size: 551 sqm approx

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