



# STATEMENT OF INFORMATION

3/1316 HOWITT STREET, WENDOUREE, VIC-3355

PREPARED BY DON HANLON, PRDNATIONWIDE BALLARAT, PHONE: 0429 199 158

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3/1316 HOWITT STREET, WENDOUREE,**

 3  2  2

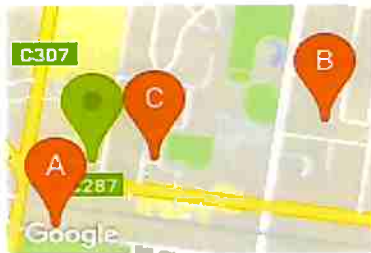
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$365,000 to \$385,000**

Provided by: Don Hanlon, PRDnationwide Ballarat

## MEDIAN SALE PRICE



**WENDOUREE, VIC, 3355**

Suburb Median Sale Price (House)

**\$350,000**

01 October 2019 to 30 September 2020

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**1 CHEVRON CRT, LAKE WENDOUREE, VIC 3350**

 2  1  2

Sale Price

**\$375,000**

Sale Date: 09/07/2020

Distance from Property: 258m



**3/16 ALEXANDER AVE, WENDOUREE, VIC 3355**

 3  2  2

Sale Price

**\$495,000**

Sale Date: 29/07/2020

Distance from Property: 780m



**2/6 LAKE ST, WENDOUREE, VIC 3355**

 2  1  1

Sale Price

**\$355,000**

Sale Date: 30/06/2020

Distance from Property: 203m



This report has been compiled on 08/10/2020 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale


Address including suburb and postcode: 3/1316 HOWITT STREET, WENDOUREE, VIC 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: ~~\$375,000~~ to ~~\$385,000~~   
 ~~\$385,000~~ to ~~\$385,000~~   
 \$375,000 to \$385,000

### Median sale price

Median price: \$350,000    Property type: House    Suburb: WENDOUREE  
Period: 01 October 2019 to 30 September 2020    Source: 

### 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
1 CHEVRON CRT, LAKE WENDOUREE, VIC 3350	\$375,000	09/07/2020
3/16 ALEXANDER AVE, WENDOUREE, VIC 3355	\$495,000	29/07/2020
2/6 LAKE ST, WENDOUREE, VIC 3355	\$355,000	30/06/2020

This Statement of Information was prepared on: 08/10/2020