### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

<b>Property</b>	offered	for sale
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Address	11 Speilberg Court, Wendouree Vic 3355
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$690,000 & \$750,000	Range between	\$690,000	&	\$750,000
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#### Median sale price

Median price	\$407,500	Pro	perty Type	House		Suburb	Wendouree
Period - From	01/01/2024	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	61 Lake Gardens Av LAKE GARDENS 3355	\$730,000	03/11/2023
2	13 Ashford Ct INVERMAY PARK 3350	\$700,000	14/12/2023
3	2 Fisher St WENDOUREE 3355	\$650,000	15/09/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	14/05/2024 20:44









Property Type: House Land Size: 879 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$690,000 - \$750,000 **Median House Price** March quarter 2024: \$407,500

## Comparable Properties



61 Lake Gardens Av LAKE GARDENS 3355

(REI/VG)

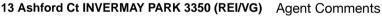






Price: \$730,000 Method: Private Sale Date: 03/11/2023 Property Type: House Land Size: 612 sqm approx









Price: \$700.000 Method: Private Sale Date: 14/12/2023 Property Type: House Land Size: 850 sqm approx



2 Fisher St WENDOUREE 3355 (REI/VG)

**-**3

Price: \$650,000 Method: Private Sale Date: 15/09/2023 Rooms: 6

Property Type: House (Res) Land Size: 659 sqm approx

**Agent Comments** 

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



