

STATEMENT OF INFORMATION

10 LANGHAM ROAD, WENDOUREE, VIC 3355 PREPARED BY SHANE BRENNAN, RED CIRCLE REAL ESTATE BALLARAT



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 LANGHAM ROAD, WENDOUREE, VIC 🛛 🖾 3 🕒 1 🖧 2

Indicative Selling Price

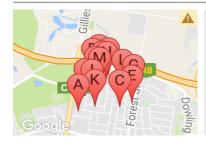
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$290,000 to \$315,000

Provided by: Shane Brennan, Red Circle Real Estate Ballarat

MEDIAN SALE PRICE



WENDOUREE, VIC, 3355

Suburb Median Sale Price (House)

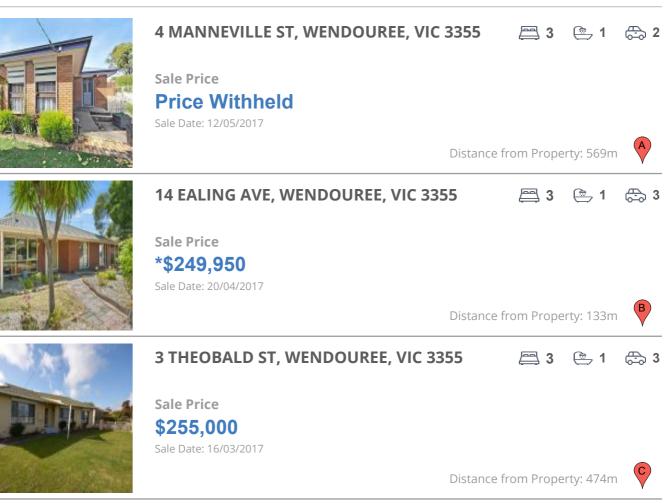
\$245,000

01 July 2016 to 30 June 2017

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.



This report has been compiled on 05/07/2017 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

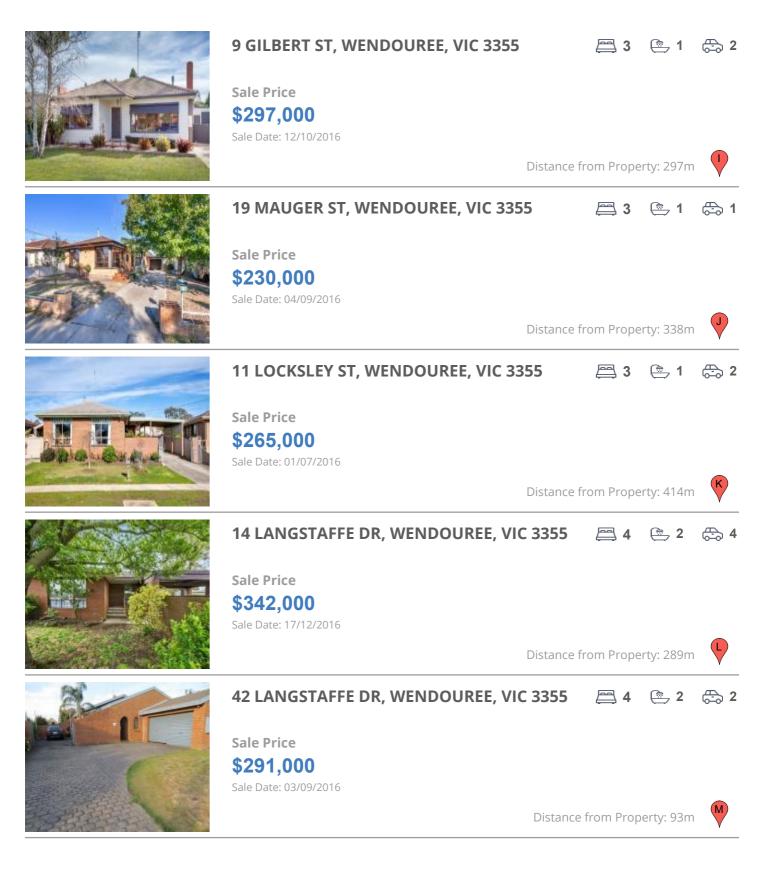


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19.3m 9 9 756.0 mg	2 EALING AVE, WENDOUREE, VIC 3355 Sale Price \$249,000 Sale Date: 14/03/2017		<u> </u>) 1	
16.6m	D	istance fro	m Prope	rty: 103m	
	431 FOREST ST, WENDOUREE, VIC 3355 Sale Price \$249,000		3	ا	5 1
	Sale Date: 18/01/2017)istance fro	m Prope	rty: 517m	E
	1 EALING AVE, WENDOUREE, VIC 3355		<u> </u>	ڪ 2	₿ 2
	Sale Price \$330,001 Sale Date: 21/12/2016				
		Distance fr	om Prop	erty: 93m	F
	449 FOREST ST, WENDOUREE, VIC 3355		<u> </u>	ک 2	⊕ 2
	Sale Price \$270,000 Sale Date: 12/12/2016				
	D	istance fro	m Prope	rty: 451m	G
	48 LANGSTAFFE DR, WENDOUREE, VIC	3355	<u> </u>	گ 1	2
	Sale Price \$252,000 Sale Date: 15/10/2016				_
	D	Distance from Property: 114m			

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4 LANGHAM RD, WENDOUREE, VIC 3355 📃 📇 3 🗁 2 🚓 4

Sale Price \$326,000 Sale Date: 27/06/2016

Distance from Property: 54m



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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 10 LANGHAM ROAD, WENDOUREE, VIC 3355

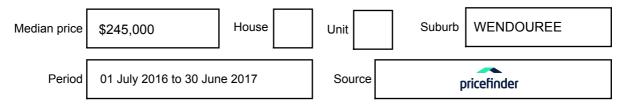
Indicative selling price

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

Price Range:

\$290,000 to \$315,000

Median sale price



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	
4 MANNEVILLE ST, WENDOUREE, VIC 3355	Price Withheld	12/05/2017	
14 EALING AVE, WENDOUREE, VIC 3355	*\$249,950	20/04/2017	
3 THEOBALD ST, WENDOUREE, VIC 3355	\$255,000	16/03/2017	
2 EALING AVE, WENDOUREE, VIC 3355	\$249,000	14/03/2017	



431 FOREST ST, WENDOUREE, VIC 3355	\$249,000	18/01/2017
1 EALING AVE, WENDOUREE, VIC 3355	\$330,001	21/12/2016
449 FOREST ST, WENDOUREE, VIC 3355	\$270,000	12/12/2016
48 LANGSTAFFE DR, WENDOUREE, VIC 3355	\$252,000	15/10/2016
9 GILBERT ST, WENDOUREE, VIC 3355	\$297,000	12/10/2016
19 MAUGER ST, WENDOUREE, VIC 3355	\$230,000	04/09/2016
11 LOCKSLEY ST, WENDOUREE, VIC 3355	\$265,000	01/07/2016
14 LANGSTAFFE DR, WENDOUREE, VIC 3355	\$342,000	17/12/2016
42 LANGSTAFFE DR, WENDOUREE, VIC 3355	\$291,000	03/09/2016
4 LANGHAM RD, WENDOUREE, VIC 3355	\$326,000	27/06/2016

