

# 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](http://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: 

## 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.



**4 MANNEVILLE ST, WENDOUREE, VIC 3355**

 3  1  2

Sale Price

**Price Withheld**

Sale Date: 12/05/2017

Distance from Property: 569m



**14 EALING AVE, WENDOUREE, VIC 3355**

 3  1  3

Sale Price

**\*\$249,950**

Sale Date: 20/04/2017

Distance from Property: 133m



**3 THEOBALD ST, WENDOUREE, VIC 3355**

 3  1  3

Sale Price

**\$255,000**

Sale Date: 16/03/2017

Distance from Property: 474m



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](http://www.pricefinder.com.au)

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**2 EALING AVE, WENDOUREE, VIC 3355**

 3  1  1

Sale Price  
**\$249,000**

Sale Date: 14/03/2017

Distance from Property: 103m



**431 FOREST ST, WENDOUREE, VIC 3355**

 3  1  1

Sale Price  
**\$249,000**

Sale Date: 18/01/2017

Distance from Property: 517m



**1 EALING AVE, WENDOUREE, VIC 3355**

 3  2  2

Sale Price  
**\$330,001**

Sale Date: 21/12/2016

Distance from Property: 93m



**449 FOREST ST, WENDOUREE, VIC 3355**

 3  2  2

Sale Price  
**\$270,000**

Sale Date: 12/12/2016

Distance from Property: 451m



**48 LANGSTAFFE DR, WENDOUREE, VIC 3355**

 3  1  2

Sale Price  
**\$252,000**

Sale Date: 15/10/2016

Distance from Property: 114m





**9 GILBERT ST, WENDOUREE, VIC 3355**

 3  1  2

Sale Price  
**\$297,000**

Sale Date: 12/10/2016

Distance from Property: 297m



**19 MAUGER ST, WENDOUREE, VIC 3355**

 3  1  1

Sale Price  
**\$230,000**

Sale Date: 04/09/2016

Distance from Property: 338m



**11 LOCKSLEY ST, WENDOUREE, VIC 3355**

 3  1  2

Sale Price  
**\$265,000**

Sale Date: 01/07/2016

Distance from Property: 414m



**14 LANGSTAFFE DR, WENDOUREE, VIC 3355**

 4  2  4

Sale Price  
**\$342,000**

Sale Date: 17/12/2016

Distance from Property: 289m



**42 LANGSTAFFE DR, WENDOUREE, VIC 3355**

 4  2  2

Sale Price  
**\$291,000**

Sale Date: 03/09/2016

Distance from Property: 93m





**4 LANGHAM RD, WENDOUREE, VIC 3355**

 **3**  **2**  **4**

Sale Price

**\$326,000**

Sale Date: 27/06/2016

Distance from Property: 54m



## 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](http://consumer.vic.gov.au/underquoting)

Price Range: \$290,000 to \$315,000

### Median sale price

Median price

\$245,000

House

Unit

Suburb

WENDOUREE

Period

01 July 2016 to 30 June 2017

Source

pricfinder

### 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