# 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

11 Spielberg Court, Wendouree Vic 3355

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$650,000		&		\$695,000			
Median sale p	rice							
Median price	\$435,000	Pro	operty Type	Hou	se		Suburb	Wendouree
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	26 Parbury Av LAKE GARDENS 3355	\$685,000	10/11/2023
2	19 Patricia Ct INVERMAY PARK 3350	\$665,000	22/03/2023
3	7 Kestrel Ct INVERMAY PARK 3350	\$655,000	24/10/2023

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:

07/06/2024 17:03









Property Type: House Land Size: 887 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$695,000 Median House Price Year ending March 2024: \$435,000

# **Comparable Properties**



26 Parbury Av LAKE GARDENS 3355 (REI)



Price: \$685,000 Method: Private Sale Date: 10/11/2023 Property Type: House Land Size: 400 sqm approx



19 Patricia Ct INVERMAY PARK 3350 (REI/VG) Agent Comments

Agent Comments



Price: \$665,000 Method: Private Sale Date: 22/03/2023 Property Type: House (Res) Land Size: 815 sqm approx



7 Kestrel Ct INVERMAY PARK 3350 (REI/VG) Agent Comments



Price: \$655,000 Method: Private Sale Date: 24/10/2023 Property Type: House Land Size: 751 sqm approx

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





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