

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

Range between \$650,000 & \$695,000

### Median sale price

Median price \$435,000 Property Type House Suburb Wendouree

Period - From 01/04/2023 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	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



4 2 3

**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)

**Agent Comments**

4 2 2

**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**

4 2 2

**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**

4 2 2

**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