

STATEMENT OF INFORMATION

3/1048 HOWITT STREET, WENDOUREE, VIC 3355

PREPARED BY MARK VORSTENBOSCH, RED CIRCLE REAL ESTATE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/1048 HOWITT STREET, WENDOUREE,

 2  1  1

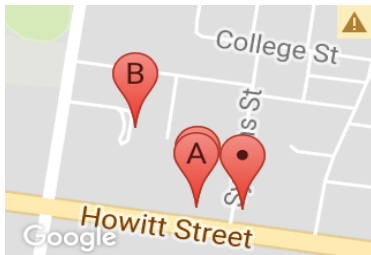
Indicative Selling Price

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

Single Price: \$249,000

Provided by: Mark Vorstenbosch, Red Circle Real Estate Ballarat

MEDIAN SALE PRICE



WENDOUREE, VIC, 3355

Suburb Median Sale Price (Unit)

\$201,250

01 April 2017 to 31 March 2018

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.



2/1106 HOWITT ST, WENDOUREE, VIC 3355

 2  1  1

Sale Price

***\$206,000**

Sale Date: 10/01/2018

Distance from Property: 75m



16/216 FOREST ST, WENDOUREE, VIC 3355

 2  1  1

Sale Price

***\$245,000**

Sale Date: 22/12/2017

Distance from Property: 227m



3/1106 HOWITT ST, WENDOUREE, VIC 3355

 2  1  1

Sale Price

\$157,237

Sale Date: 12/12/2017

Distance from Property: 74m



This report has been compiled on 09/04/2018 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

3/1048 HOWITT STREET, WENDOUREE, VIC 3355

Indicative selling price

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

Single Price:

\$249,000

Median sale price

Median price

\$201,250

House

Unit

X

Suburb

WENDOUREE

Period

01 April 2017 to 31 March 2018

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
2/1106 HOWITT ST, WENDOUREE, VIC 3355	*\$206,000	10/01/2018
16/216 FOREST ST, WENDOUREE, VIC 3355	*\$245,000	22/12/2017
3/1106 HOWITT ST, WENDOUREE, VIC 3355	\$157,237	12/12/2017