

# 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

1B Devon Street Lake Wendouree VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$920,000 & \$950,000

### Median sale price

Median price \$1,199,382 Property type House Suburb Lake Wendouree

Period - From 01.03.2021 to 28.02.2022 Source Corelogic

### Comparable property sales

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
9 Johnson Street Ballarat Central VIC 3350	\$1,050,000	26.11.2021
1318 Sturt Street Ballarat Central VIC 3350	\$950,000	28.01.2022
214 Drummond Street South Ballarat Central VIC 3350	\$885,000	22.10.2021

This Statement of Information was prepared on: 07.03.2022