

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

116B Webster Street, Lake Wendouree, VIC 3350

Indicative selling price

Single Price or Range between

\$1,495,000 - \$1,550,000

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

Median sale price

Median Price

\$741,000

Property Type

House

Suburb

LAKE WENDOUREE

Period From

10/04/2018

Period To

10/10/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



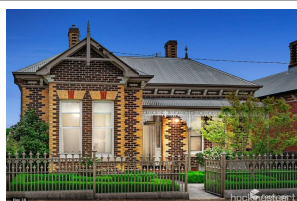
**1106 DANA STREET
BALLARAT CENTRAL**

4 2 2

Price \$1,425,000

Date of Sale 13/04/2019

Land 850 sqm



**212 MILL STREET
LAKE WENDOUREE**

3 2 2

Price \$1,500,000

Date of Sale 30/11/2018

Land 490 sqm



**20 EXETER STREET
LAKE WENDOUREE**

4 2 2

Price \$1,385,000

Date of Sale 22/11/2018

Land 1033 sqm