

#### 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	3/21 High Street, Lake Wendouree Vic 3350
Including suburb or	,
locality andpostcode	

#### Indicative selling price

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

&	\$419,000
	&

#### Median sale price

Median price	\$392,500	Hou	se	Unit	Х	Suburb or locality	Lake Wendouree
Period - From	01/10/2017	to	30/09/2018		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 eighteen 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 2/1305 Gregory St LAKE WENDOUREE 3350 \$460,000 22/03/2018 2 10 Burnbank St LAKE WENDOUREE 3350 \$393,000 12/10/2018 3 21a High St LAKE WENDOUREE 3350 \$392,000 03/10/2018

#### OR

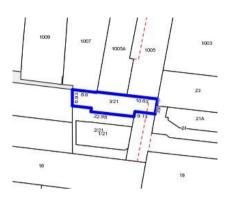
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.





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Rooms:

Property Type: House (Res) Land Size: 220 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$399,000 - \$419,000 **Median Unit Price** Year ending September 2018: \$392,500

### Comparable Properties



2/1305 Gregory St LAKE WENDOUREE 3350

(REI/VG)

**--** 3

Price: \$460,000 Method: Private Sale Date: 22/03/2018

Rooms: -

Property Type: House Land Size: 340 sqm approx **Agent Comments** 



10 Burnbank St LAKE WENDOUREE 3350





Price: \$393,000 Method: Private Sale Date: 12/10/2018

Rooms: -

Property Type: House Land Size: 266 sqm approx **Agent Comments** 



21a High St LAKE WENDOUREE 3350 (REI/VG) Agent Comments



Price: \$392,000 Method: Private Sale Date: 03/10/2018

Property Type: Townhouse (Single) Land Size: 175 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





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