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 or locality and postcode

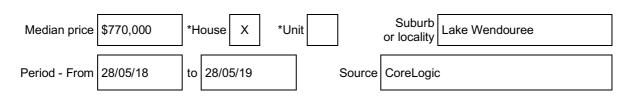
32 Burnbank Street, Lake Wendouree

Indicative selling price

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

| Single price \$* | or range between | \$590,000 | & | \$610,000 | |
|------------------|------------------|-----------|---|-----------|--|
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Median sale price



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 |
|-------------------------------------------------|-----------|--------------|
| 4 Oddie Street, Lake Wendouree Vic 3350 | \$635,000 | 09/04/19 |
| 805 Macarthur Street, Ballarat Central Vic 3350 | \$626,500 | 27/02/19 |
| 102 Mill Street, Ballarat Central Vic 3350 | \$560,000 | 18/08/18 |

