

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

Median sale price

Median price \$770,000 *House *Unit Suburb or locality Lake Wendouree

Period - From 28/05/18 to 28/05/19 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
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