

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 and
postcode

2/1530 Sturt Street, Lake Wendouree, VIC 3350

Indicative selling price

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

Single price

or range between

\$600,000

&

\$650,000

Median sale price

Median price

\$ 1,180,000

Property type

House

Suburb

LAKE WENDOUREE

Period - From

27/05/2020

to

27/11/2021

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

	Address of comparable property	Price	Date of sale
1	1335 Gregory Street Lake Wendouree Vic 3350	\$701,000	2021-03-24
2	1111 Mair Street Ballarat Central Vic 3350	\$611,000	2021-05-30
3	201 Russell Street Newington Vic 3350	\$615,000	2021-07-08

This Statement of Information was prepared on:

27/11/2021

