Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	1/30 Burnbank Street, Lake Wendouree Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$320,000

Median sale price

Median price \$445,000	Pro	pperty Type Uni	t		Suburb	Lake Wendouree
Period - From 10/07/2019	to	09/07/2020	Sou	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	3/222 Peel St.N BALLARAT EAST 3350	\$313,800	24/02/2020
2	220a Talbot St.S BALLARAT CENTRAL 3350	\$310,000	22/10/2019
3	3/30 Burnbank St LAKE WENDOUREE 3350	\$300,000	29/07/2019

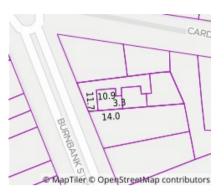
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	10/07/2020 09:11







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Rooms: 3

Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$320,000 Median Unit Price 10/07/2019 - 09/07/2020: \$445,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



3/222 Peel St.N BALLARAT EAST 3350 (REI/VG)

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Price: \$313,800 Method: Private Sale Date: 24/02/2020 Property Type: Unit **Agent Comments**



220a Talbot St.S BALLARAT CENTRAL 3350

(REI)

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Price: \$310,000

Method: Sale by Tender **Date:** 22/10/2019

Property Type: Townhouse (Single)

Agent Comments

3/30 Burnbank St LAKE WENDOUREE 3350

(VG)

Price: \$300,000 Method: Sale Date: 29/07/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Titheridge Real Estate | P: 03 5332 2137 | F: 53 331 507



