

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 or
locality and postcode

1/30 Burnbank Street, Lake Wendouree Vic 3350

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

Property Type Unit

Suburb Lake Wendouree

Period - From 10/07/2019

to 09/07/2020

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 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
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 comparable properties 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



2 1 1

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)

Agent Comments

2 1 1

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



220a Talbot St.S BALLARAT CENTRAL 3350
(REI)

Agent Comments

2 1 1

Price: \$310,000
Method: Sale by Tender
Date: 22/10/2019
Property Type: Townhouse (Single)

3/30 Burnbank St LAKE WENDOUREE 3350
(VG)

Agent Comments

2 - -

Price: \$300,000
Method: Sale
Date: 29/07/2019
Property Type: Flat/Unit/Apartment (Res)