

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

20/106 BURNBANK CLOSE LAKE WENDOUREE VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,500

Property type

Unit

Suburb

Lake Wendouree

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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
27 THE GRANGE SOLDIERS HILL VIC 3350	\$350,000	27-Jun-23
2/11 ALEXANDER AVENUE WENDOUREE VIC 3355	\$360,000	15-Aug-23
14/25 DARE STREET WENDOUREE VIC 3355	\$350,000	28-Nov-22

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: 14 September 2023



**27 THE GRANGE SOLDIERS HILL
VIC 3350**

2 1 1

Sold Price \$350,000 Sold Date 27-Jun-23

Distance 1.24km

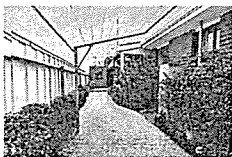


**2/11 ALEXANDER AVENUE
WENDOUREE VIC 3355**

2 1 1

Sold Price \$360,000 Sold Date 15-Aug-23

Distance 1.45km



**14/25 DARE STREET WENDOUREE
VIC 3355**

2 1 1

Sold Price \$350,000 Sold Date 28-Nov-22

Distance 2.01km

RS = Recent sale

UN = Undisclosed Sale

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