

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

4/1110 Gregory Street, Lake Wendouree, Vic 3350


Indicative selling price

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

Single price \$380,000

Median sale price

Median price \$575,000 Property type Unit Suburb Lake Wendouree

Period - From 01/03/2024 to 31/05/2024 Source  PropTrack

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 eighteen 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
5/106 Burnbank Street, Lake Wendouree, VIC 3350	\$390,000	28/11/2023
1/7 Lilley Street, Ballarat North, VIC 3350	\$375,000	03/11/2023
14/216 Forest Street, Wendouree, VIC 3355	\$400,000	01/02/2024

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 eighteen months.

This Statement of Information was prepared on: 25/06/2024