

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

216 Wendouree Parade, Lake Wendouree, VIC 3350

Indicative selling price

\$ 995,000 - \$1,075,000

Range between

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

Median sale price

Median price
\$ 670,750

House

*Delete house or unit as applicable

Suburb
LAKE WENDOUREE

Period
04/11/2018 - 03/05/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



6 BRAWN AVENUE
LAKE WENDOUREE

4 2 4

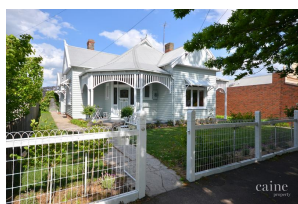
Agents Advice - Sale *\$910,000
Date Sold 07/02/2019
Land 645 sqm



10 TENNIS STREET
LAKE WENDOUREE

4 2 2

Normal Sale \$1,060,000
Date Sold 19/11/2018
Land 458 sqm



17 TALBOT STREET
BALLARAT CENTRAL

4 2 2

Normal Sale \$945,000
Date Sold 08/11/2018
Land 774 sqm