

# STATEMENT OF INFORMATION

5 LEXTON STREET, LAKE WENDOUREE, VIC 3350 PREPARED BY LUKE VEAL, JENS VEAL BYRNE, PHONE: 0438302805

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 5 LEXTON STREET, LAKE WENDOUREE, 🕮 3 🕒 1







**Indicative Selling Price** 

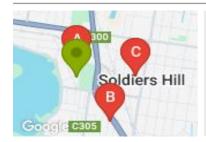
For the meaning of this price see consumer.vic.au/underquoting

\$520,000

Single Price:

Provided by: Luke Veal, Jens Veal Byrne

### **MEDIAN SALE PRICE**



# LAKE WENDOUREE, VIC, 3350

**Suburb Median Sale Price (House)** 

\$1,242,500

01 January 2024 to 31 December 2024

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



2 CARDIGAN ST, LAKE WENDOUREE, VIC 3350 🕮 3







Sale Price

\$600,000

Sale Date: 12/02/2024

Distance from Property: 190m





143 CRESWICK RD, BALLARAT CENTRAL, VIC







Sale Price

\$550,000

Sale Date: 22/02/2024

Distance from Property: 772m





210 BROUGHAM ST, SOLDIERS HILL, VIC 3350 🕮 3









**Sale Price** 

\$540.000

Sale Date: 18/10/2024

Distance from Property: 775m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

	Add	ress
Including	suburb	and
	posto	ode

5 LEXTON STREET, LAKE WENDOUREE, VIC 3350

### Indicative selling price

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

\$520,000

### Median sale price

Median price	\$1,242,500	Property type	House	Suburb	LAKE WENDOUREE
Period	01 January 2024 to 31 2024	December	Source		oricefinder

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 CARDIGAN ST, LAKE WENDOUREE, VIC 3350	\$600,000	12/02/2024
143 CRESWICK RD, BALLARAT CENTRAL, VIC 3350	\$550,000	22/02/2024
210 BROUGHAM ST, SOLDIERS HILL, VIC 3350	\$540,000	18/10/2024

This Statement of Information was prepared on:

12/02/2025

