

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

14 Lindisfarne Crescent, Lake Wendouree Vic 3350

Indicative selling price

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

Range between

\$680,000

&

\$710,000

Median sale price

Median price

\$1,390,000

Property Type

House

Suburb

Lake Wendouree

Period - From

01/04/2023

to

30/06/2023

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	604 Landsborough St BALLARAT NORTH 3350	\$715,000	02/08/2023
2	705 Ripon St.S REDAN 3350	\$675,000	17/08/2023
3	916 Ligar St BALLARAT NORTH 3350	\$675,000	15/06/2023

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:

07/09/2023 13:01



Property Type: House
Land Size: 465 sqm approx
Agent Comments

Comparable Properties



604 Landsborough St BALLARAT NORTH 3350 Agent Comments
(REI)



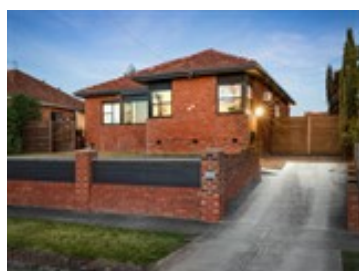
Price: \$715,000
Method: Private Sale
Date: 02/08/2023
Property Type: House
Land Size: 902 sqm approx



705 Ripon St.S REDAN 3350 (REI) Agent Comments



Price: \$675,000
Method: Private Sale
Date: 17/08/2023
Property Type: House
Land Size: 834 sqm approx



916 Ligar St BALLARAT NORTH 3350 (REI/VG) Agent Comments



Price: \$675,000
Method: Private Sale
Date: 15/06/2023
Property Type: House
Land Size: 676 sqm approx