

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

7 Hotham Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$765,000

&

\$795,000

Median sale price

Median price \$627,500

House

X

Unit

Suburb or locality

Lake Wendouree

Period - From 01/07/2017

to

30/06/2018

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 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
1	13 Grove St LAKE WENDOUREE 3350	\$765,000	26/05/2017
2	1113 Mair St BALLARAT CENTRAL 3350	\$750,495	22/05/2017
3	108 Frank St BALLARAT CENTRAL 3350	\$745,000	26/02/2018

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.



3 2 1

Rooms: 6

Property Type: House

Land Size: 355 sqm approx

Agent Comments

This immaculately-presented Victorian home is a marriage of period elegance and contemporary design. Just a two-minute walk from Lake Wendouree, this beautiful family home has been renovated and extended to capitalise on the north light and landscaped gardens. The home's Victorian floor plan has three bedrooms arranged off a central hall and features original period details. The main bedroom has a large walk-in wardrobe with ample storage while two further north-facing bedrooms both have built-in wardrobes and bookshelves.

Comparable Properties



13 Grove St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$765,000

Method: Private Sale

Date: 26/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 464 sqm approx



1113 Mair St BALLARAT CENTRAL 3350 (VG)

Agent Comments

3 - -

Price: \$750,495

Method: Sale

Date: 22/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 494 sqm approx



108 Frank St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$745,000

Method: Private Sale

Date: 26/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 466 sqm approx