

## 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

1102A Gregory Street Lake Wendouree VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$429,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Lake Wendouree

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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

3/1005 Gregory Street Lake Wendouree VIC 3350	\$442,690	14-Jun-18
2/1305 Gregory Street Lake Wendouree VIC 3350	\$460,000	22-Mar-18
404C Drummond Street North Ballarat Central VIC 3350	\$450,000	21-Jan-19

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.

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# McGrath

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**3/1005 Gregory Street Lake Wendouree VIC 3350**

3 2 2

Sold Price

**\$442,690**

Sold Date

**14-Jun-18**

Distance

**0.35km**



**2/1305 Gregory Street Lake Wendouree VIC 3350**

3 2 1

Sold Price

**\$460,000**

Sold Date

**22-Mar-18**

Distance

**0.44km**



**404C Drummond Street North Ballarat Central VIC 3350**

3 1 1

Sold Price

**\$450,000**

Sold Date

**21-Jan-19**

Distance

**1.17km**

RS = Recent sale

UN = Undisclosed Sale

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