

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

15 Tennis Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$980,000 & \$1,020,000

Median sale price

Median price \$1,198,765 Property Type House Suburb Lake Wendouree

Period - From 19/01/2021 to 18/01/2022 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 | 6 Haddon St LAKE WENDOUREE 3350 | \$1,050,000 | 19/08/2021 |
| 2 | 55 Webster St BALLARAT CENTRAL 3350 | \$900,000 | 11/06/2021 |
| 3 | 1305 Mair St BALLARAT CENTRAL 3350 | \$811,000 | 22/05/2021 |

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:

19/01/2022 14:23



 2  1  1

Property Type: House (Res)

Land Size: 528 sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,020,000

Median House Price

19/01/2021 - 18/01/2022: \$1,198,765

Comparable Properties



6 Haddon St LAKE WENDOUREE 3350 (VG)

Agent Comments

 2  -  -

Price: \$1,050,000

Method: Sale

Date: 19/08/2021

Property Type: House (Res)

Land Size: 560 sqm approx



55 Webster St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

 3  1  3

Price: \$900,000

Method: Private Sale

Date: 11/06/2021

Property Type: House

Land Size: 455 sqm approx



1305 Mair St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$811,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 430 sqm approx