

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

1215 Gregory Street, Lake Wendouree, VIC 3350

### Indicative selling price

Single Price or Range between

\$510,000 - \$550,000

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price

\$765,000

Property Type

House

Suburb

LAKE WENDOUREE

Period From

21/04/2018

Period To

21/10/2019

Source

Core Logic

### Comparable property sales

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



**13 COLLARD STREET  
NEWINGTON**

3 1 1

Price \$560,000

Date of Sale 02/09/2019

Land 700 sqm



**1106A EYRE STREET  
NEWINGTON**

3 1 2

Price \$525,000

Date of Sale 29/07/2019

Land 512 sqm



**8 CHURCH STREET  
BALLARAT CENTRAL**

2 2 1

Price \$490,000

Date of Sale 18/07/2019

Land 315 sqm