

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

16 Burnbank Close, Lake Wendouree 3350

Indicative selling price

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

Single price \$* or range between \$280,000 & \$305,000

Median sale price

Median price \$447,500

Property type Unit

Suburb Lake Wendouree

Period - From 01/12/2019

to

30/11/2020

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
2/30 Burnbank Street, Lake Wendouree 3350	\$298,000	26/05/2020
1/30 Burnbank Street, Lake Wendouree 3350	\$320,000	14/07/2020
17B Fore Street, Lake Wendouree 3350	\$315,000	20/12/2019

This Statement of Information was prepared on: 17/12/2020