

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

2/30 Burnbank Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$300,000

&

\$315,000

Median sale price

Median price \$471,000

Property Type Unit

Suburb Lake Wendouree

Period - From 15/05/2019

to

14/05/2020

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.

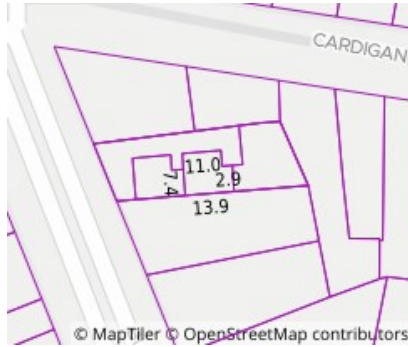
	Address of comparable property	Price	Date of sale
1	220a Talbot St.S BALLARAT CENTRAL 3350	\$310,000	22/10/2019
2	3/30 Burnbank St LAKE WENDOUREE 3350	\$300,000	29/07/2019
3	1/20-22 Drummond St.S BALLARAT CENTRAL 3350	\$300,000	24/07/2019

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:

15/05/2020 11:09



2 1 2

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$300,000 - \$315,000

Median Unit Price

15/05/2019 - 14/05/2020: \$471,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



220a Talbot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

2 1 1

Price: \$310,000

Method: Sale by Tender

Date: 22/10/2019

Property Type: Townhouse (Single)

3/30 Burnbank St LAKE WENDOUREE 3350 (VG)

Agent Comments

2 - -

Price: \$300,000

Method: Sale

Date: 29/07/2019

Property Type: Flat/Unit/Apartment (Res)



1/20-22 Drummond St.S BALLARAT CENTRAL 3350 (VG)

Agent Comments

2 - -

Price: \$300,000

Method: Sale

Date: 24/07/2019

Property Type: Unit