

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 1026 Gregory Street Lake Wendouree

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$345,000 & \$365,000

Median sale price

Median price: \$627,500 House Suburb: Lake Wendouree
Period - From: 01/07/2017 to 30/06/2018 Source: PDOL

Comparable property sales

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

**902b Gregory St
WENDOUREE**

3

Sold by Private Sale \$350,000
Date Sold 02/07/2018
Land 293 SqM

**126 Burnbank St
LAKE WENDOUREE**

3 1 2

Possibilities abound for the astute purchaser with this charming weatherboard cottage set in the heart of Ballarats most

Sold by Private Sale \$350,000
Date Sold 08/11/2017
Land 436 SqM

**1024 Gregory St
LAKE WENDOUREE**

3 1 2

When you wait long enough, the perfect home appears, and thats whats happened with this fantastic 3-bedroom home, just a

Sold by Private Sale \$400,000
Date Sold 20/03/2018
Land 522 SqM