

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

1/30 Burnbank Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between

\$465,000

&

\$475,000

Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Lake Wendouree

Period - From

28/10/2023

to

27/10/2024

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	3/30 Burnbank St LAKE WENDOUREE 3350	\$500,000	25/07/2024
2	7/12 Pispah St BALLARAT CENTRAL 3350	\$415,000	10/08/2023
3	4/116 Lexton St BALLARAT CENTRAL 3350	\$425,000	21/07/2023

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:

28/10/2024 10:38

1/30 Burnbank Street, Lake Wendouree Vic 3350

BALLARAT
PROPERTY AGENTS

Lisa Horvat

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Indicative Selling Price

\$465,000 - \$475,000

Median Unit Price

28/10/2023 - 27/10/2024: \$540,000



2 1 1

Property Type: Unit

Land Size: 151 sqm approx

Agent Comments

Comparable Properties



3/30 Burnbank St LAKE WENDOUREE 3350
(REI/VG)

Agent Comments

2 1 2

Price: \$500,000

Method: Private Sale

Date: 25/07/2024

Property Type: Unit

Land Size: 313 sqm approx



7/12 Pispah St BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

2 1 1

Price: \$415,000

Method: Private Sale

Date: 10/08/2023

Property Type: Townhouse (Single)



4/116 Lexton St BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

2 1 3

Price: \$425,000

Method: Private Sale

Date: 21/07/2023

Property Type: Townhouse (Single)

Account - Ballarat Property Agents | P: 03 5324 2408



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