

WE DELIVER RESULTS

STATEMENT OF INFORMATION

1/4 HOTHAM STREET, LAKE WENDOUREE, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/4 HOTHAM STREET, LAKE

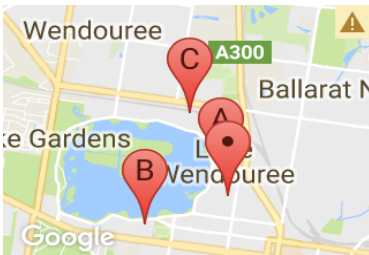
 3  2  2

Indicative Selling Price

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

Price Range: \$590,000 to \$619,000

MEDIAN SALE PRICE



LAKE WENDOUREE, VIC, 3350

Suburb Median Sale Price (Unit)

\$369,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



2/14 LAKE ST, LAKE WENDOUREE, VIC 3350

 3  2  2

Sale Price

****\$607,500**

Sale Date: 26/04/2018

Distance from Property: 352m



25 GROVE ST, LAKE WENDOUREE, VIC 3350

 3  1  1

Sale Price

\$601,500

Sale Date: 23/05/2017

Distance from Property: 1.2km



6 SILO CL, LAKE WENDOUREE, VIC 3350

 3  2  2

Sale Price

\$590,000

Sale Date: 09/11/2016

Distance from Property: 1.3km



This report has been compiled on 09/05/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/4 HOTHAM STREET, LAKE WENDOUREE, VIC 3350

Indicative selling price

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

Price Range:

\$590,000 to \$619,000

Median sale price

Median price

\$369,000

House

Unit

X

Suburb

LAKE WENDOUREE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
2/14 LAKE ST, LAKE WENDOUREE, VIC 3350	**\$607,500	26/04/2018
25 GROVE ST, LAKE WENDOUREE, VIC 3350	\$601,500	23/05/2017
6 SILO CL, LAKE WENDOUREE, VIC 3350	\$590,000	09/11/2016