

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

26 Victoria Avenue, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$1,050,000

&

\$1,125,000

Median sale price

Median price \$742,000

House

X

Unit

Suburb or locality

Lake Wendouree

Period - From 01/01/2017

to

31/12/2017

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 eighteen 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	9 Colpin Av LAKE WENDOUREE 3350	\$1,160,000	10/04/2017
2	3 Hamilton Av LAKE WENDOUREE 3350	\$1,080,000	25/02/2017
3	20 Alfred St.N LAKE WENDOUREE 3350	\$1,025,000	29/06/2017

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 eighteen months.

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Indicative Selling Price

\$1,050,000 - \$1,125,000

Median House Price

Year ending December 2017: \$742,000



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 2
 2

Rooms:**Property Type:** House (Previously Occupied - Detached)**Land Size:** 561 sqm approx

Agent Comments

Ideally located in one of Ballarat's most desired streets just 300m from Lake Wendouree, and walking distance to cafes, restaurants, private schools and hospitals. As once published in "Australia's Best Houses, 2011", this charming Californian Bungalow has been transformed by Moloney Architects with the construction completed by Hayden Bromley. The double storey addition clad in blackbutt timber, boasts an impressive light filled dining hall that links the 2 buildings from the original premises into the wonderful addition.

Comparable Properties

**9 Colpin Av LAKE WENDOUREE 3350 (REI/VG)** Agent Comments

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 2

Price: \$1,160,000**Method:** Private Sale**Date:** 10/04/2017**Rooms:** 6**Property Type:** House**Land Size:** 612 sqm approx**3 Hamilton Av LAKE WENDOUREE 3350 (REI/VG)**

Agent Comments

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 3

Price: \$1,080,000**Method:** Auction Sale**Date:** 25/02/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 1258 sqm approx**20 Alfred St.N LAKE WENDOUREE 3350 (REI)** Agent Comments

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 2

Price: \$1,025,000**Method:** Private Sale**Date:** 29/06/2017**Rooms:** 8**Property Type:** House (Res)