

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

Address: 137 Wendouree Parade Lake Wendouree

Indicative selling price

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

Range between: \$1,750,000 & \$1,900,000

Median sale price




Median price: \$640,000 House Suburb: Lake Wendouree
Period - From: 01/10/2017 to 30/09/2018 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.






215 Wendouree Pde
LAKE WENDOUREE
Sold by Private Sale \$1,650,000
Date Sold 06/06/2017
Land 992 SqM

5   





125 Webster St
LAKE WENDOUREE
Sold by Private Sale \$1,800,000
Date Sold 18/12/2017
Land 2,024 SqM

5   



205 Mill St
LAKE WENDOUREE
Located in one of Ballarat's most iconic and highly regarded streets, Mill Street, is this divine Victorian home that has been
Sold by Auction \$1,950,000
Date Sold 14/04/2018
Land 845 SqM

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