

# 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

1/114 Burnbank Street, Lake Wendouree Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$565,000

&

\$580,000

### Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Lake Wendouree

Period - From

01/01/2023

to

31/12/2023

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	1/12 Burnbank St LAKE WENDOUREE 3350	\$719,000	18/07/2023
2	4/506 Wendouree Pde LAKE WENDOUREE 3350	\$649,000	06/02/2023
3	10/464 Wendouree Pde LAKE WENDOUREE 3350	\$575,000	11/11/2022

**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:

21/03/2024 12:31

1/114 Burnbank Street, Lake Wendouree Vic 3350



Rob Cunningham

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**Indicative Selling Price**

\$565,000 - \$580,000

**Median Unit Price**

Year ending December 2023: \$540,000



**Property Type:**

Agent Comments

## Comparable Properties

1/12 Burnbank St LAKE WENDOUREE 3350 (VG)

Agent Comments



**Price:** \$719,000

**Method:** Sale

**Date:** 18/07/2023

**Property Type:** Flat/Unit/Apartment (Res)



4/506 Wendouree Pde LAKE WENDOUREE 3350 (VG)

Agent Comments



**Price:** \$649,000

**Method:** Sale

**Date:** 06/02/2023

**Property Type:** Flat/Unit/Apartment (Res)



10/464 Wendouree Pde LAKE WENDOUREE 3350 (REI/VG)

Agent Comments



**Price:** \$575,000

**Method:** Private Sale

**Date:** 11/11/2022

**Property Type:** Townhouse (Single)

**Account** - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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