

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

Address: 133 Wendouree Parade Lake Wendouree

**Indicative selling price**

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

Range between: \$920,000 & \$970,000

**Median sale price**

Median price: \$627,500 House Suburb: Lake Wendouree  
Period - From: 01/07/2017 to 30/06/2018 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.

**201/18-22 Wendouree Pde  
LAKE WENDOUREE**

3 2 2

Situated in The Parade' complex on Lake Wendouree, this contemporary three bedroom + study apartment provides all the

**Sold by Private Sale \$920,000**

**Date Sold 20/04/2017**

**15 Crocker St  
LAKE WENDOUREE**

3 1 1

Place yourself in one of arguably the best streets in Ballarat's Lake Wendouree precinct. Beautifully positioned on a huge

**Sold by Private Sale \$975,000**

**Date Sold 30/01/2018**

**Land 1,078 SqM**

**332 Wendouree Pde  
LAKE WENDOUREE**

3 2 2

Offering the perfect balance of style and practicality, this charming art deco home has been renovated and offers the

**Sold by Private Sale \$985,000**

**Date Sold 31/05/2017**

**Land 631 SqM**