

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 and
postcode

1A DEVON STREET LAKE WENDOUREE VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,205,000

Property type

House

Suburb

Lake Wendouree

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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

409 DRUMMOND STREET NORTH LAKE WENDOUREE VIC 3350	\$922,500	30-Jun-21
1005 MACARTHUR STREET LAKE WENDOUREE VIC 3350	\$1,025,000	15-Nov-21
38 VICTORIA AVENUE LAKE WENDOUREE VIC 3350	\$1,198,765	25-Jul-21

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: 16 March 2022

McGrath

Alysha Croxford

M 03 5332 9226

E alyshacroxford@mcgrath.com.au



409 DRUMMOND STREET NORTH LAKE WENDOUREE VIC 3350

3 2 2

Sold Price

\$922,500

Sold Date

30-Jun-21

Distance

0.18km



1005 MACARTHUR STREET LAKE WENDOUREE VIC 3350

3 2 1

Sold Price

\$1,025,000

Sold Date

15-Nov-21

Distance

0.21km



38 VICTORIA AVENUE LAKE WENDOUREE VIC 3350

3 1 2

Sold Price

\$1,198,765

Sold Date

25-Jul-21

Distance

0.36km



8 MILL STREET BALLARAT CENTRAL VIC 3350

3 2 2

Sold Price

\$940,000

Sold Date

09-May-21

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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