

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/5 Gnarr Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$406,750

Property Type

Unit

Suburb

Lake Wendouree

Period - From

11/09/2018

to

10/09/2019

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		
2		
3		

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.~~

This Statement of Information was prepared on:

16/09/2019

2/5 Gnarr Street, Lake Wendouree Vic 3350

hockingstuart

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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

11/09/2018 - 10/09/2019: \$406,750



 2  1  1

Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

Situated on one of Ballarat's best and most beautiful tree-lined streets in the desirable suburb of Lake Wendouree, this quality two-bedroom townhouse offers the chance for a whole new lifestyle. With Lake Wendouree at your doorstep, you'll love the location, with sunny picnic spots, gorgeous lake views, and walking or sailing opportunities just half a block from home. If that's not enough, you can relax in one of the local cafes, sipping great coffee and enjoying fine food, all within a stone's throw of home.

Comparable Properties

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.

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.