

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

17B Fore 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Other

Suburb

Lake Wendouree

Period-from

01 Nov 2018

to

31 Oct 2019

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

3/1015 Macarthur Street Lake Wendouree VIC 3350	\$332,000	18-Jul-19
2/504 Lydiard Street North Soldiers Hill VIC 3350	\$315,000	18-Apr-19
903 Lydiard Street North Ballarat North VIC 3350	\$330,000	07-Jun-19

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.

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3/1015 Macarthur Street Lake Wendouree VIC 3350

2 1 1

Sold Price **\$332,000** Sold Date **18-Jul-19**

Distance **0.26km**



2/504 Lydiard Street North Soldiers Hill VIC 3350

2 1 1

Sold Price **\$315,000** Sold Date **18-Apr-19**

Distance **1.04km**



903 Lydiard Street North Ballarat North VIC 3350

2 1 1

Sold Price **\$330,000** Sold Date **07-Jun-19**

Distance **1.34km**

RS = Recent sale UN = Undisclosed Sale

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