

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

4/111 Lexton 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

\$409,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,735

Property type

Unit

Suburb

Lake Wendouree

Period-from

01 Jan 2021

to

31 Dec 2021

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

17 Burnbank Close Lake Wendouree VIC 3350	\$410,000	15-Feb-21
18B/412 Drummond Street North Ballarat Central VIC 3350	\$415,000	03-Feb-21
7 Burnbank Close Lake Wendouree VIC 3350	\$413,000	04-Aug-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.

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17 Burnbank Close Lake Wendouree VIC 3350

Sold Price

\$410,000

Sold Date

15-Feb-21

2

1

1

Distance

0.02km



18B/412 Drummond Street North Ballarat Central VIC 3350

Sold Price

\$415,000

Sold Date

03-Feb-21

2

1

1

Distance

0.71km



7 Burnbank Close Lake Wendouree VIC 3350

Sold Price

\$413,000

Sold Date

04-Aug-21

3

1

1

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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