

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 The Court, Lake Wendouree Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,375,000

&

\$1,425,000

### Median sale price

Median price \$722,000

Property Type House

Suburb Lake Wendouree

Period - From 30/10/2018

to

29/10/2019

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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 two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/10/2019 12:36

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**Indicative Selling Price**

\$1,375,000 - \$1,425,000

**Median House Price**

30/10/2018 - 29/10/2019: \$722,000



 4  2  2

**Rooms:** 8

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 631 sqm approx

Agent Comments

Styled with Victorian grandeur, this family home is a testament to quality and class. Superbly located metres from Lake Wendouree and within close proximity to Ballarat's finest colleges and schools, hospitals, cafes and the CBD this large home offers perfect family sense. Impressive over two levels, upstairs consists of three bedrooms (BIR's), living room (with balcony access) which is an ideal teenage retreat and a separate study with built in desk and cupboards. There is a central family bathroom with spa bath, separate toilet and ample storage.

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.