

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 3/1110 Gregory Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$235,000 & \$245,000

Median sale price

Median price \$495,000 Property Type Unit Suburb Lake Wendouree

Period - From 17/03/2019 to 16/03/2020 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	4/1014 Howitt St WENDOUREE 3355	\$265,000	14/10/2019
2	2/505 Walker St BALLARAT NORTH 3350	\$247,500	31/10/2019
3	1/18 Webster St BALLARAT CENTRAL 3350	\$229,999	18/11/2019

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: 17/03/2020 09:53

3/1110 Gregory Street, Lake Wendouree Vic 3350



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$235,000 - \$245,000

Median Unit Price

17/03/2019 - 16/03/2020: \$495,000

Comparable Properties



4/1014 Howitt St WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$265,000
Method: Private Sale
Date: 14/10/2019
Rooms: 3
Property Type: Unit



2/505 Walker St BALLARAT NORTH 3350 (REI/VG) Agent Comments



Price: \$247,500
Method: Private Sale
Date: 31/10/2019
Rooms: 3
Property Type: Townhouse (Single)



1/18 Webster St BALLARAT CENTRAL 3350 (VG) Agent Comments



Price: \$229,999
Method: Sale
Date: 18/11/2019
Property Type: Strata Unit/Flat

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



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.