



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**34 Lake Street,
WENDOUREE 3355**

Indicative selling price

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

Single price \$375,000

Median sale price

Median **House** for **WENDOUREE** for period **Jul 2018 - Jul 2019**

Sourced from **Pricefinder**.

\$326,000

Comparable property sales

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 the most comparable to the property for sale.

**1118 Norman Street,
Wendouree 3355**

Price \$385,000 Sold 17
October 2018

**23 Lake Street,
Wendouree 3355**

Price \$350,000 Sold 09
March 2018

**25 Lake Street,
Wendouree 3355**

Price \$380,000 Sold 23
January 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



2 parking

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350

Contact agents



Kiara Porra
PRDnationwide

(03) 5329 4619
0447 834 892
kiarap@prdballarat.com.au



Don Hanlon
PRDnationwide

(03) 5329 4633
0429 199 158
donh@prdballarat.com.au

