

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

4/17 BURNBANK 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

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Other

Suburb

Lake Wendouree

Period-from

01 Mar 2022

to

28 Feb 2023

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

4/18 WEBSTER STREET BALLARAT CENTRAL VIC 3350	\$387,000	30-Jun-22
5/18 WEBSTER STREET BALLARAT CENTRAL VIC 3350	\$400,000	08-Apr-22
7/325 WALKER STREET BALLARAT NORTH VIC 3350	\$330,000	12-Oct-22

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.

This Statement of Information was prepared on: 29 March 2023



**4/18 WEBSTER STREET BALLARAT
CENTRAL VIC 3350**

Sold Price

\$387,000

Sold Date

30-Jun-22

1

1

1

Distance

1.2km



**5/18 WEBSTER STREET BALLARAT
CENTRAL VIC 3350**

Sold Price

\$400,000

Sold Date

08-Apr-22

1

1

1

Distance

1.2km



**7/325 WALKER STREET
BALLARAT NORTH VIC 3350**

Sold Price

\$330,000

Sold Date

12-Oct-22

1

1

1

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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