

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 or
locality and postcode

1/114 Burnbank Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between

\$585,000

&

\$640,000

Median sale price

Median price

\$597,500

Property Type

Unit

Suburb

Lake Wendouree

Period - From

21/12/2022

to

20/12/2023

Source

REIV

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
1	4/506 Wendouree Pde LAKE WENDOUREE 3350	\$649,000	06/02/2023
2	8 Church St BALLARAT CENTRAL 3350	\$630,000	05/02/2023
3	10/464 Wendouree Pde LAKE WENDOUREE 3350	\$575,000	11/11/2022

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:

21/12/2023 14:54

1/114 Burnbank Street, Lake Wendouree Vic 3350



Rob Cunningham

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Indicative Selling Price

\$585,000 - \$640,000

Median Unit Price

21/12/2022 - 20/12/2023: \$597,500



Property Type:

Agent Comments

Comparable Properties



**4/506 Wendouree Pde LAKE WENDOUREE
3350 (VG)**

Agent Comments



Price: \$649,000

Method: Sale

Date: 06/02/2023

Property Type: Flat/Unit/Apartment (Res)



8 Church St BALLARAT CENTRAL 3350 (VG)

Agent Comments



Price: \$630,000

Method: Sale

Date: 05/02/2023

Property Type: Flat/Unit/Apartment (Res)



**10/464 Wendouree Pde LAKE WENDOUREE
3350 (REI/VG)**

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 11/11/2022

Property Type: Townhouse (Single)

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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