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	cons	sumer.vic.go	v.au/	underquot/	ting		
Range betwee	\$585,000		&		\$640,000			
Median sale p	rice							
Median price	\$597,500	Pro	operty Type	Unit			Suburb	Lake Wendouree
Period - From	21/12/2022	to	20/12/2023		So	urce	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.

Ad	dress 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.

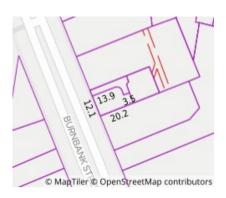
This Statement of Information was prepared on:

21/12/2023 14:54





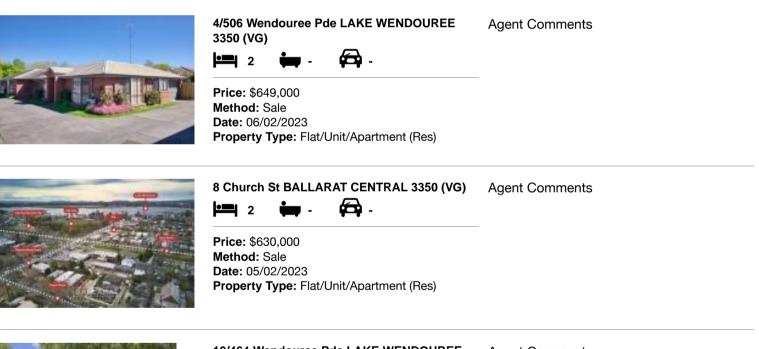
Rob Cunningham 53312000 0418543634 robert@doepels.com.au





Property Type: Agent Comments Indicative Selling Price \$585,000 - \$640,000 Median Unit Price 21/12/2022 - 20/12/2023: \$597,500

Comparable Properties





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

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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



propertydata

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