

# 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

10 Cowan Street, Lake Wendouree Vic 3350
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$590,000
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 & 

\$620,000
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### Median sale price

Median price 

\$1,180,000
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 Property Type 

House
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 Suburb 

Lake Wendouree
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Period - From 

01/04/2023
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 to 

31/03/2024
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 Source 

REIV
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### 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	116 Dawson St.S BALLARAT CENTRAL 3350	\$620,000	08/05/2024
2	7 Claxton St BALLARAT CENTRAL 3350	\$555,000	10/11/2023
3	143 Creswick Rd BALLARAT CENTRAL 3350	\$550,000	05/03/2024

**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: 

01/07/2024 20:37
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3   1   2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 250 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$590,000 - \$620,000  
**Median House Price**  
Year ending March 2024: \$1,180,000

## Comparable Properties



**116 Dawson St.S BALLARAT CENTRAL 3350**   [Agent Comments](#)  
(REI)

2   1   -

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 08/05/2024  
**Property Type:** House  
**Land Size:** 483 sqm approx



**7 Claxton St BALLARAT CENTRAL 3350**   [Agent Comments](#)  
(REI/VG)

3   1   2

**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 10/11/2023  
**Property Type:** House  
**Land Size:** 410 sqm approx



**143 Creswick Rd BALLARAT CENTRAL 3350**   [Agent Comments](#)  
(REI/VG)

3   1   1

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 05/03/2024  
**Property Type:** House (Res)  
**Land Size:** 446 sqm approx

**Account - Jellis Craig** | P: 03 5329 2500 | F: 03 5329 2555