

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 1026 Gregory Street, Lake Wendouree Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$755,000 & \$795,000

Median sale price

Median price \$1,222,500 Property Type House Suburb Lake Wendouree

Period - From 01/01/2023 to 31/12/2023 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	305 Urquhart St BALLARAT CENTRAL 3350	\$770,000	15/12/2023
2	106 Drummond St.S BALLARAT CENTRAL 3350	\$770,000	18/08/2023
3	1006 Eyre St BALLARAT CENTRAL 3350	\$750,000	20/12/2023

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: 18/01/2024 14:50



3 2 1

Property Type: House
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$755,000 - \$795,000
Median House Price
Year ending December 2023: \$1,222,500

Comparable Properties



305 Urquhart St BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 2 1

Price: \$770,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 451 sqm approx



106 Drummond St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 2 1

Price: \$770,000
Method: Sold Before Auction
Date: 18/08/2023
Property Type: House (Res)
Land Size: 539 sqm approx



1006 Eyre St BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 2 2

Price: \$750,000
Method: Private Sale
Date: 20/12/2023
Property Type: House
Land Size: 462 sqm approx

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