

## 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

2/7 MARTIN AVENUE LAKE WENDOUREE VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Lake Wendouree

Period-from

01 Apr 2023

to

31 Mar 2024

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

1/302 ERRARD STREET SOUTH BALLARAT CENTRAL VIC 3350	\$575,000	04-Jun-23
400B GREGORY STREET SOLDIERS HILL VIC 3350	\$615,000	06-Nov-23
3/24 LAKE STREET WENDOUREE VIC 3355	\$560,000	14-Aug-23

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: 02 April 2024



**1/302 ERRARD STREET SOUTH  
BALLARAT CENTRAL VIC 3350**

2 1 1

Sold Price **\$575,000** Sold Date **04-Jun-23**

Distance **2.66km**



**400B GREGORY STREET  
SOLDIERS HILL VIC 3350**

3 2 -

Sold Price **\$615,000** Sold Date **06-Nov-23**

Distance **1.52km**



**3/24 LAKE STREET WENDOUREE  
VIC 3355**

2 2 -

Sold Price **\$560,000** Sold Date **14-Aug-23**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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