

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	5/128 Webster St LAKE WENDOUREE 3350	\$667,500	24/04/2023
2	4/11 Davey St BALLARAT CENTRAL 3350	\$665,000	03/05/2023
3	3/128 Webster St LAKE WENDOUREE 3350	\$655,000	07/07/2023

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:



3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$649,000 - \$699,000

Median House Price

Year ending March 2024: \$605,000

Comparable Properties



5/128 Webster St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$667,500

Method: Private Sale

Date: 24/04/2023

Property Type: Apartment

4/11 Davey St BALLARAT CENTRAL 3350 (VG) **Agent Comments**

2 - -

Price: \$665,000

Method: Sale

Date: 03/05/2023

Property Type: Strata Unit/Flat



3/128 Webster St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

2 1 2

Price: \$655,000

Method: Private Sale

Date: 07/07/2023

Property Type: Apartment

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