

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

2/105 Forest Street Lake Wendouree VIC 3350

Indicative selling price

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

Single Price

\$569,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Lake Wendouree

Period-from

01 Mar 2019

to

29 Feb 2020

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

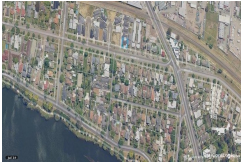
Date of sale

1/1114 Gregory Street Lake Wendouree VIC 3350	\$595,000	21-Jun-19
9 Regal Drive Alfredton VIC 3350	\$541,000	04-Feb-19
316A Landsborough Street Ballarat North VIC 3350	\$555,000	29-Nov-19

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: 13 March 2020



1/1114 Gregory Street Lake Wendouree VIC 3350

3 2 2

Sold Price

\$595,000

Sold Date

21-Jun-19

Distance

1.06km



9 Regal Drive Alfredton VIC 3350

3 2 2

Sold Price

\$541,000

Sold Date

04-Feb-19

Distance

1.98km



316A Landsborough Street Ballarat North VIC 3350

3 2 2

Sold Price

\$555,000

Sold Date

29-Nov-19

Distance

3.42km

RS = Recent sale

UN = Undisclosed Sale

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