

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode
1/3 Burnbank Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$395,000 & \$410,000

Median sale price

Median price \$775,000 House Unit Suburb Lake Wendouree

Period - From 01/07/2018 to 30/06/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	13a Fore St LAKE WENDOUREE 3350	\$420,000	04/02/2019
2	3/21 High St LAKE WENDOUREE 3350	\$410,000	29/01/2019
3	10 Burnbank St LAKE WENDOUREE 3350	\$393,000	12/10/2018

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

1/3 Burnbank Street, Lake Wendouree Vic 3350



2 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$395,000 - \$410,000
Median House Price
Year ending June 2019: \$775,000

Comparable Properties



13a Fore St LAKE WENDOUREE 3350 (REI/VG) **Agent Comments**

2 1 1

Price: \$420,000
Method: Private Sale
Date: 04/02/2019
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 1011 sqm approx



3/21 High St LAKE WENDOUREE 3350 (REI/VG) **Agent Comments**

2 1 2

Price: \$410,000
Method: Private Sale
Date: 29/01/2019
Rooms: -
Property Type: House
Land Size: 220 sqm approx



10 Burnbank St LAKE WENDOUREE 3350 (REI/VG) **Agent Comments**

2 1 1

Price: \$393,000
Method: Private Sale
Date: 12/10/2018
Rooms: -
Property Type: House
Land Size: 266 sqm approx