



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 201a Burnbank Street, LAKE WENDOUREE 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$495,000 - \$520,000**

#### Median sale price

Median **House** for **LAKE WENDOUREE** for period **Jul 2018 - Jul 2019**

Sourced from **REIV**.

**\$775,000**

#### Comparable property sales

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 the most comparable to the property for sale.

<b>1/1114 Gregory Street,</b> Lake Wendouree 3350	<b>Price \$595,000</b> Sold 21 June 2019
<b>1106 Gregory Street,</b> Lake Wendouree 3350	<b>Price \$530,000</b> Sold 26 July 2018
<b>1313 Gregory Street,</b> Lake Wendouree 3350	<b>Price \$470,000</b> Sold 22 July 2019

This Statement of Information was prepared on 10th Oct 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

#### Ray White Ballarat

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Ballarat VIC 3350

#### Contact agents



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**RayWhite**