

STATEMENT OF INFORMATION

1310 GREGORY STREET, LAKE WENDOUREE, VIC 3350 PREPARED BY NEIL JENS, RED CIRCLE REAL ESTATE BALLARAT



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1310 GREGORY STREET, LAKE







Indicative Selling Price

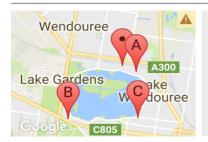
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

1,200,000 to 1,300,000

Provided by: Jim Bambridge, Red Circle Real Estate Ballarat

MEDIAN SALE PRICE



LAKE WENDOUREE, VIC, 3350

Suburb Median Sale Price (House)

\$797,500

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



22 BRAWN AVE, LAKE WENDOUREE, VIC 3350 🕮 4 😩 2 🚓 2







Sale Price

\$1,100,000

Sale Date: 13/06/2017

Distance from Property: 398m







Price Withheld

Sale Date: 19/05/2017

Distance from Property: 2.1km





133 WEBSTER ST, LAKE WENDOUREE, VIC 3350 🕮 4 🕒 2

\$1,200,000

Sale Price

Sale Date: 16/05/2017

Distance from Property: 1.6km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

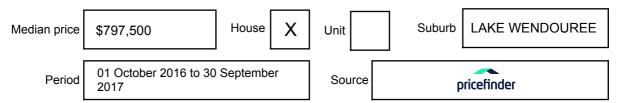
Address Including suburb and postcode	1310 GREGORY STREET, LAKE WENDOUREE, VIC 3350
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Indicative selling price

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

Price Range: 1,200,000 to 1,300,000

Median sale price



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 most comparable to the property for sale.

Address of comparable property		Price	Date of sale
	22 BRAWN AVE, LAKE WENDOUREE, VIC 3350	\$1,100,000	13/06/2017
	1704 STURT ST, LAKE WENDOUREE, VIC 3350	Price Withheld	19/05/2017
	133 WEBSTER ST, LAKE WENDOUREE, VIC 3350	\$1,200,000	16/05/2017