

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

 4  2  2

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



1704 STURT ST, LAKE WENDOUREE, VIC 3350

 4  3  2

Sale Price

Price Withheld

Sale Date: 19/05/2017

Distance from Property: 2.1km



133 WEBSTER ST, LAKE WENDOUREE, VIC 3350

 4  2  1

Sale Price

\$1,200,000

Sale Date: 16/05/2017

Distance from Property: 1.6km



This report has been compiled on 30/11/2017 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

Indicative selling price

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

Median sale price

Median price

\$797,500

House

Unit

Suburb

LAKE WENDOUREE

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

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 BRAUN 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