

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	124 Burnbank Street, Lake Wendouree Vic 3350
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Indicative selling price

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

Range between	\$675,000	&	\$695,000
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Median sale price

Median price	\$742,000	House	X	Unit		Suburb	Lake Wendouree
Period - From	01/01/2017	to	31/12/2017	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	9 Brawn Av LAKE WENDOUREE 3350	\$685,000	06/02/2018
2	17 Raglan St.N BALLARAT CENTRAL 3350	\$652,000	13/02/2018
3	14 High St LAKE WENDOUREE 3350	\$640,000	10/01/2018

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.



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 870 sqm approx
Agent Comments

Indicative Selling Price
\$675,000 - \$695,000
Median House Price
Year ending December 2017: \$742,000

Comparable Properties



9 Brawn Av LAKE WENDOUREE 3350 (REI) Agent Comments

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Price: \$685,000
Method: Private Sale
Date: 06/02/2018
Rooms: -
Property Type: House



17 Raglan St.N BALLARAT CENTRAL 3350 (REI) Agent Comments

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Price: \$652,000
Method: Private Sale
Date: 13/02/2018
Rooms: -
Property Type: House



14 High St LAKE WENDOUREE 3350 (REI) Agent Comments

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Price: \$640,000
Method: Private Sale
Date: 10/01/2018
Rooms: -
Property Type: House (Res)