

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 302/18-22 Wendouree Parade, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$1,825,000 & \$1,850,000

Median sale price

Median price \$713,500 House Unit Suburb Lake Wendouree

Period - From 01/04/2017 to 31/03/2018 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		
2		
3		

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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Indicative Selling Price

\$1,825,000 - \$1,850,000

Median House Price

Year ending March 2018: \$713,500



Rooms: 6

Property Type: Penthouse (Res)

Agent Comments

Uninterrupted views of Lake Wendouree & beyond capturing breathe taking scenery of this magnificent historic city spanning from Mt.Buninyong in the south to the Pyrenees in the North. The ultimate in class & sophistication this exemplary property is guaranteed to overwhelm the most fastidious & discerning buyers. A unique lifestyle awaits, from the grand formal entrance this property is without question one of Ballarat's finest. Upon entry you will be overwhelmed by the outlook.

Comparable Properties

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