

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/111 Lexton Street Lake Wendouree VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$365,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Lake Wendouree

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

1/3 Burnbank Street Lake Wendouree VIC 3350	\$395,000	04-Sep-19
2/29 Essex Street Wendouree VIC 3355	\$349,000	31-Oct-19
1/910 Armstrong Street North Ballarat North VIC 3350	\$350,000	27-Mar-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 July 2020

Don Hanlon
 P 53311111
 M 0249199158
 E donh@prdballarat.com.au



**1/3 Burnbank Street Lake
 Wendouree VIC 3350**

RS 2 UN 1 UN 1

Sold Price **\$395,000** Sold Date **04-Sep-19**

Distance **0.34km**



**2/29 Essex Street Wendouree VIC
 3355**

RS 2 UN 1 UN 1

Sold Price **\$349,000** Sold Date **31-Oct-19**

Distance **0.89km**



**1/910 Armstrong Street North
 Ballarat North VIC 3350**

RS 2 UN 1 UN 1

Sold Price **\$350,000** Sold Date **27-Mar-20**

Distance **1.18km**

RS = Recent sale UN = Undisclosed Sale

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