

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 or
locality and postcode

14 High Street, Lake Wendouree 3350

Indicative selling price

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

Single price \$* or range between \$530,000 & \$560,000

Median sale price

Median price \$775,000 *House *Unit Suburb or locality Lake Wendouree

Period - From 23/10/2016 to 23/10/2017 Source CoreLogic

Comparable property sales

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 |
|---|-----------|--------------|
| 4 Haddon Street, Lake Wendouree 3350 | \$660,000 | 15/10/2016 |
| 46A Webster Street, Ballarat Central 3350 | \$650,000 | 04/11/2016 |
| 16 Johnson Street, Ballarat Central 3350 | \$665,000 | 20/11/2017 |