

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 or locality and postcode 9 Fore Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$595,000 & \$625,000

Median sale price

Median price \$870,000 Property Type House Suburb Lake Wendouree

Period - From 24/02/2020 to 23/02/2021 Source REIV

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	427 Drummond St.N LAKE WENDOUREE 3350	\$630,000	16/12/2020
2	7 Fore St LAKE WENDOUREE 3350	\$630,000	09/02/2021
3	430 Creswick Rd BALLARAT CENTRAL 3350	\$610,000	17/11/2020

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:

24/02/2021 14:45

9 Fore Street, Lake Wendouree Vic 3350



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Property Type: House (Res)

Land Size: 515 sqm approx

Agent Comments

Indicative Selling Price

\$595,000 - \$625,000

Median House Price

24/02/2020 - 23/02/2021: \$870,000

Comparable Properties



427 Drummond St. N LAKE WENDOUREE 3350 (VG) Agent Comments

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Price: \$630,000

Method: Sale

Date: 16/12/2020

Property Type: House (Res)

Land Size: 316 sqm approx



7 Fore St LAKE WENDOUREE 3350 (REI) Agent Comments

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Price: \$630,000

Method: Private Sale

Date: 09/02/2021

Property Type: House

Land Size: 332 sqm approx



430 Creswick Rd BALLARAT CENTRAL 3350 (REI/VG) Agent Comments

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Price: \$610,000

Method: Private Sale

Date: 17/11/2020

Property Type: House

Land Size: 491 sqm approx

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