

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	31 Loch Av BALLARAT CENTRAL 3350	\$1,350,000	25/12/2020
2	31 Hotham St LAKE WENDOUREE 3350	\$1,342,000	20/02/2021
3	41 Victoria Av LAKE WENDOUREE 3350	\$1,322,500	16/03/2020

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:

5 Silo Close, Lake Wendouree Vic 3350



4+ 2 2

Rooms: 10
Property Type: Land
Land Size: 754 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,420,000 - \$1,490,000
Median House Price
21/05/2020 - 20/05/2021: \$870,000

Comparable Properties



31 Loch Av BALLARAT CENTRAL 3350 (REI) [Agent Comments](#)

4 2 2

Price: \$1,350,000
Method: Private Sale
Date: 25/12/2020
Property Type: House (Res)



31 Hotham St LAKE WENDOUREE 3350 (REI) [Agent Comments](#)

4 2 2

Price: \$1,342,000
Method: Private Sale
Date: 20/02/2021
Property Type: House
Land Size: 644 sqm approx



41 Victoria Av LAKE WENDOUREE 3350 (REI/VG) [Agent Comments](#)

4 2 1

Price: \$1,322,500
Method: Private Sale
Date: 16/03/2020
Property Type: House (Res)
Land Size: 686 sqm approx

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