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	417 DRUMMOND STREET NORTH 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	$595,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,225,000	Property type	House	Suburb	Lake Wendouree
Period-from	01 Apr 2024	to	31 Mar 2025	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
225 LYONS STREET NORTH BALLARAT CENTRAL VIC 3350	$605,000	14-Jan-25
2 CARDIGAN STREET LAKE WENDOUREE VIC 3350	$600,000	12-Feb-24
704 GREGORY STREET SOLDIERS HILL VIC 3350	$612,500	03-Mar-25

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: 07 April 2025

Will Munro
P 03 5333 4444
M 0427 401 798
E will.munro@raywhite.com



225 LYONS STREET NORTH BALLARAT CENTRAL VIC 3350

3 1 -

Sold Price **$605,000** Sold Date **14-Jan-25**

Distance **0.48km**



2 CARDIGAN STREET LAKE WENDOUREE VIC 3350

3 1 -

Sold Price **$600,000** Sold Date **12-Feb-24**

Distance **0.57km**



704 GREGORY STREET SOLDIERS HILL VIC 3350

3 1 1

Sold Price **$612,500** Sold Date **03-Mar-25**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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