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	1021 GREGORY 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	$670,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,275,000	Property type	House	Suburb	Lake Wendouree
Period-from	01 Feb 2024	to	31 Jan 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
403 ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350	$705,000	29-May-24
2/6 CHURCH STREET BALLARAT CENTRAL VIC 3350	$682,000	28-Oct-24
12 ST ROBBINS AVENUE LAKE GARDENS VIC 3355	$679,000	20-Nov-24

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: 22 February 2025

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403 ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350

3 1 1

Sold Price **$705,000** Sold Date **29-May-24**

Distance **1.45km**



2/6 CHURCH STREET BALLARAT CENTRAL VIC 3350

3 2 1

Sold Price **$682,000** Sold Date **28-Oct-24**

Distance **1.93km**



12 ST ROBBINS AVENUE LAKE GARDENS VIC 3355

4 2 2

Sold Price **$679,000** Sold Date **20-Nov-24**

Distance **2.18km**

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

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