



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1313 Gregory Street, LAKE WENDOUREE 3350

House



3 beds



1 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$479,000 - \$499,000

### Median sale price

Median **House** for **LAKE WENDOUREE** for period **Apr 2018 - Mar 2019**

Sourced from **REIV**.

## \$760,000

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**404a Drummond Street North,**  
Ballarat Central 3350

Price **\$519,500** Sold 28  
August 2018

**7 Cardigan Street,**  
Lake Wendouree 3350

Price **\$500,000** Sold 11  
March 2018

**403 Drummond Street North,**  
Lake Wendouree 3350

Price **\$476,000** Sold 08  
January 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Ray White Ballarat

37 Lydiard Street South,  
Ballarat VIC 3350

### Contact agents



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