

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

3/1304A 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

or range
between

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Lake Wendouree

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

1207 MAIR STREET BALLARAT CENTRAL VIC 3350	695000	10-Feb-25
7 BEAUFORT CRESCENT BALLARAT CENTRAL VIC 3350	650000	22-Jul-25
1304A GREGORY STREET LAKE WENDOUREE VIC 3350	680000	16-May-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: 29 July 2025



**1207 MAIR STREET BALLARAT
CENTRAL VIC 3350**

3 1 1

Sold Price

695000

Sold Date

10-Feb-25

Distance

1.79km



**7 BEAUFORT CRESCENT
BALLARAT CENTRAL VIC 3350**

3 2 1

Sold Price

^{RS} **650000**

Sold Date

22-Jul-25

Distance

1.44km



**1304A GREGORY STREET LAKE
WENDOUREE VIC 3350**

2 2 1

Sold Price

^{RS} **680000**

Sold Date

16-May-25

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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