

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

7/464 Wendouree Parade, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$460,000 & \$506,000

Median sale price

Median price \$495,000 Property Type Unit Suburb Lake Wendouree

Period - From 29/01/2019 to 28/01/2020 Source REIV

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	4/147 Wendouree Pde LAKE WENDOUREE 3350	\$520,000	11/11/2019
2	2/5 Gnarr St LAKE WENDOUREE 3350	\$505,000	14/10/2019
3	1405 Gregory St LAKE WENDOUREE 3350	\$451,000	13/04/2019

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:

29/01/2020 17:59



2 -

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$460,000 - \$506,000

Median Unit Price

29/01/2019 - 28/01/2020: \$495,000

Comparable Properties



4/147 Wendouree Pde LAKE WENDOUREE 3350 (REI)

Agent Comments

2 1 1

Price: \$520,000

Method: Sale by Tender

Date: 11/11/2019

Property Type: Townhouse (Single)



2/5 Gnarr St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

2 1 2

Price: \$505,000

Method: Private Sale

Date: 14/10/2019

Property Type: Townhouse (Res)



1405 Gregory St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

2 2 1

Price: \$451,000

Method: Auction Sale

Date: 13/04/2019

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 320 sqm approx