

## 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

12 DEVON STREET LAKE WENDOUREE VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$945,000

&

\$995,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,212,500

Property type

House

Suburb

Lake Wendouree

Period-from

01 Oct 2021

to

30 Sep 2022

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

1A DEVON STREET LAKE WENDOUREE VIC 3350	\$950,000	06-Apr-22
10 FOREST STREET LAKE WENDOUREE VIC 3350	\$1,025,000	16-Feb-22
1005 MACARTHUR STREET LAKE WENDOUREE VIC 3350	\$1,025,000	15-Nov-21

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: 31 October 2022



**1A DEVON STREET LAKE  
WENDOUREE VIC 3350**

 3  2  1

Sold Price **\$950,000** Sold Date **06-Apr-22**

Distance **0.06km**



**10 FOREST STREET LAKE  
WENDOUREE VIC 3350**

 3  2  2

Sold Price **\$1,025,000** Sold Date **16-Feb-22**

Distance **1.66km**



**1005 MACARTHUR STREET LAKE  
WENDOUREE VIC 3350**

 3  2  1

Sold Price

Sold Date **15-Nov-21**

Distance **0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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