

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

3/21 High Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$399,000

&

\$419,000

Median sale price

Median price \$392,500

House

Unit

X

Suburb or locality

Lake Wendouree

Period - From 01/10/2017

to

30/09/2018

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 eighteen 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	2/1305 Gregory St LAKE WENDOUREE 3350	\$460,000	22/03/2018
2	10 Burnbank St LAKE WENDOUREE 3350	\$393,000	12/10/2018
3	21a High St LAKE WENDOUREE 3350	\$392,000	03/10/2018

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 eighteen months.



Rooms:
Property Type: House (Res)
Land Size: 220 sqm approx
Agent Comments

Indicative Selling Price
 \$399,000 - \$419,000
Median Unit Price
 Year ending September 2018: \$392,500

Comparable Properties



2/1305 Gregory St LAKE WENDOUREE 3350 (REI/VG) **Agent Comments**



Price: \$460,000
Method: Private Sale
Date: 22/03/2018
Rooms: -
Property Type: House
Land Size: 340 sqm approx



10 Burnbank St LAKE WENDOUREE 3350 (REI/VG) **Agent Comments**



Price: \$393,000
Method: Private Sale
Date: 12/10/2018
Rooms: -
Property Type: House
Land Size: 266 sqm approx



21a High St LAKE WENDOUREE 3350 (REI/VG) **Agent Comments**



Price: \$392,000
Method: Private Sale
Date: 03/10/2018
Rooms: -
Property Type: Townhouse (Single)
Land Size: 175 sqm approx