

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

119 Lexton Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$800,000

Property Type

House

Suburb

Lake Wendouree

Period - From

04/11/2019

to

03/11/2020

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	41 Victoria Av LAKE WENDOUREE 3350	\$1,322,500	16/03/2020
2	117 Lexton St LAKE WENDOUREE 3350	\$1,200,000	12/03/2020
3	1312 Gregory St LAKE WENDOUREE 3350	\$1,200,000	01/02/2020

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:

04/11/2020 15:55



4 2 2

Property Type: House

Land Size: 1439 sqm approx

Agent Comments

Comparable Properties



41 Victoria Av LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

4 2 1

Price: \$1,322,500

Method: Private Sale

Date: 16/03/2020

Property Type: House (Res)

Land Size: 686 sqm approx



117 Lexton St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

5 2 2

Price: \$1,200,000

Method: Private Sale

Date: 12/03/2020

Rooms: 6

Property Type: House

Land Size: 1493 sqm approx



1312 Gregory St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

4 2 11

Price: \$1,200,000

Method: Private Sale

Date: 01/02/2020

Property Type: House

Land Size: 1631 sqm approx