

**STATEMENT OF INFORMATION**

2/506 WENDOUREE PARADE, LAKE WENDOUREE, VIC 3350

PREPARED BY LUKE VEAL, JENS VEAL BYRNE, PHONE: 0438302805

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/506 WENDOUREE PARADE, LAKE**

3 1 2

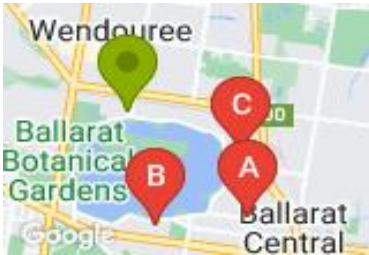
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$729,000**

Provided by: Luke Veal, Jens Veal Byrne

## MEDIAN SALE PRICE



**LAKE WENDOUREE, VIC, 3350**

Suburb Median Sale Price (Unit)

**\$652,000**

01 October 2022 to 30 September 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**102 WEBSTER ST, LAKE WENDOUREE, VIC 3350** 3 1 1

**Sale Price**

**\$840,000**

Sale Date: 17/10/2022

Distance from Property: 2.2km



**1/11 ELLIOTT ST, LAKE WENDOUREE, VIC 3350** 3 - -

**Sale Price**

**\$810,000**

Sale Date: 09/12/2022

Distance from Property: 1.7km



**1/12 BURNBANK ST, LAKE WENDOUREE, VIC** 2 2 1

**Sale Price**

**\$719,000**

Sale Date: 18/07/2023

Distance from Property: 1.6km



This report has been compiled on 13/12/2023 by Jens Veal Byrne. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

2/506 WENDOUREE PARADE, LAKE WENDOUREE, VIC 3350


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price: \$729,000

### Median sale price

Median price \$652,000 Property type Unit Suburb LAKE WENDOUREE

Period 01 October 2022 to 30 September 2023 Source 

### Comparable property sales

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
102 WEBSTER ST, LAKE WENDOUREE, VIC 3350	\$840,000	17/10/2022
1/11 ELLIOTT ST, LAKE WENDOUREE, VIC 3350	\$810,000	09/12/2022
1/12 BURNBANK ST, LAKE WENDOUREE, VIC 3350	\$719,000	18/07/2023

This Statement of Information was prepared on: 13/12/2023