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	8/464 Wendouree Parade, Lake Wendouree Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$485,000	&	\$495,000

Median sale price

Median price	\$392,500	Hou	Ise	Unit	Х	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.

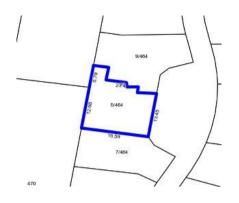
Add	dress of comparable property	Price	Date of sale
1	210/18-22 Wendouree Pde LAKE WENDOUREE 3350	\$750,000	31/05/2018
2	206/18-22 Wendouree Pde LAKE WENDOUREE 3350	\$532,500	16/07/2018
3	207/18-22 Wendouree Pde LAKE WENDOUREE 3350	\$510,000	21/03/2018

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.









Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price \$485,000 - \$495,000 Median Unit Price Year ending September 2018: \$392,500

Comparable Properties



210/18-22 Wendouree Pde LAKE WENDOUREE 3350 (REI)

Price: \$750,000 Method: Private Sale Date: 31/05/2018 Rooms: 6

Property Type: House

Agent Comments



206/18-22 Wendouree Pde LAKE WENDOUREE 3350 (REI/VG)

Price: \$532,500 Method: Private Sale Date: 16/07/2018 Rooms: -

Property Type: Apartment

Agent Comments



207/18-22 Wendouree Pde LAKE

WENDOUREE 3350 (REI)

₽ 2 **•** 2

Price: \$510,000 Method: Private Sale Date: 21/03/2018

Rooms: -

Property Type: House (Res)

Agent Comments

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798





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