

## 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

8/464 Wendouree Parade, 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)

Range between \$485,000

&

\$495,000

#### 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	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.

8/464 Wendouree Parade, Lake Wendouree Vic 3350



**Rooms:**  
**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)**

**Agent Comments**



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



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

**Agent Comments**



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



**207/18-22 Wendouree Pde LAKE WENDOUREE 3350 (REI)**

**Agent Comments**



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 21/03/2018  
**Rooms:** -  
**Property Type:** House (Res)