

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

4/506 Wendouree Parade, Lake Wendouree 3350

Indicative selling price

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

Single price \$400,000

or range between \$*

&

\$

Median sale price

Median price \$362,500

*House

*Unit X

Suburb
or locality Lake Wendouree

Period - From 25/09/16

to 25/09/17

Source CoreLogic

Comparable property sales

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
4/1364 Gregory Street, Lake Wendouree 3350	\$394,000	31/07/2017
1/1416A Gregory Street, Lake Wendouree 3350	\$365,000	01/08/2017
1/1338 Gregory Street, Lake Wendouree 3350	\$427,469	15/11/2016