

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

13 Wendouree Parade, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$690,000

House

X

Unit

Suburb or locality

Lake Wendouree

Period - From 01/01/2018

to

31/12/2018

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	143 Wendouree Pde LAKE WENDOUREE 3350	\$2,600,000	09/02/2018
2	112a Wendouree Pde LAKE WENDOUREE 3350	\$2,025,000	07/08/2017
3	137 Wendouree Pde LAKE WENDOUREE 3350	\$1,750,000	01/02/2019

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.



Rooms:

Property Type: Retail - Mixed Use
(Unspecified)

Land Size: 1415 sqm approx

Agent Comments

Comparable Properties



143 Wendouree Pde LAKE WENDOUREE 3350 Agent Comments
(REI/VG)



Price: \$2,600,000

Method: Private Sale

Date: 09/02/2018

Rooms: 8

Property Type: House

Land Size: 1061 sqm approx



112a Wendouree Pde LAKE WENDOUREE 3350 Agent Comments
(REI/VG)



Price: \$2,025,000

Method: Private Sale

Date: 07/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 700 sqm approx



137 Wendouree Pde LAKE WENDOUREE 3350 Agent Comments
(REI)



Price: \$1,750,000

Method: Private Sale

Date: 01/02/2019

Rooms: -

Property Type: House

Land Size: 1000 sqm approx