

Nathan Baker 03 5330 0500 0439 302 288

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property o	ffered	for	sale
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Address Including suburb or locality andpostcode	

Indicative selling price

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

Range between	\$2,300,000	&	\$2,500,000
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Median sale price

Median price	\$690,000	Hou	use 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

Auc	areas or comparable property	1 1100	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.

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Price

Date of sale

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Indicative Selling Price \$2,300,000 - \$2,500,000

Median House Price Year ending December 2018: \$690,000

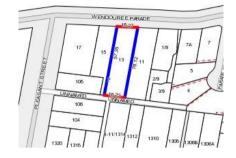


Property Type: Retail - Mixed Use

(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 (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









Price: \$1,750,000 Method: Private Sale Date: 01/02/2019

Rooms: -

Property Type: House Land Size: 1000 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments