

# 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

524 Wendouree Parade, Lake Wendouree Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$2,200,000

&

\$2,420,000

### Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Lake Wendouree

Period - From

01/01/2022

to

31/12/2022

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	522 Wendouree Pde LAKE WENDOUREE 3350	\$2,300,000	14/09/2022
2	434 Wendouree Pde LAKE WENDOUREE 3350	\$2,190,000	27/09/2022
3			

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.~~

This Statement of Information was prepared on:

24/02/2023 17:08

524 Wendouree Parade, Lake Wendouree Vic 3350



Rob Cunningham

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**Indicative Selling Price**

\$2,200,000 - \$2,420,000

**Median House Price**

Year ending December 2022: \$1,400,000



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 807 sqm approx

**Agent Comments**

## Comparable Properties



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



**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 14/09/2022

**Property Type:** House (Res)

**Land Size:** 872 sqm approx



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



**Price:** \$2,190,000

**Method:** Private Sale

**Date:** 27/09/2022

**Property Type:** House

**Land Size:** 974 sqm approx

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.

**Account - Doepel Lilley & Taylor Ballarat** | P: 03 5331 2000 | F: 03 5332 1559



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