

## 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

412 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)

Single price \$4,395,000

#### Median sale price

Median price \$690,000 House ☒ 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		
2		
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.

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**Indicative Selling Price**

\$4,395,000

**Median House Price**

Year ending December 2018: \$690,000



 7  4  4

**Rooms:**

**Property Type:** House

**Land Size:** 1991 sqm approx

Agent Comments

This magnificent Lake Wendouree property offers the ultimate in combining unprecedented quality with exceptional living spaces to create the perfect family residence. Defined by timeless contemporary elegance, this luxurious seven-bedroom, four-bathroom two storey residence sits on an expansive 1992m2 (approx.) allotment enjoying some 58 squares (approx.) of living space. This architecturally designed residence has been meticulously built by Peter Jones and offers a superior environment for entertaining, outdoor living and the very best in family living.

## Comparable Properties

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