## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

124B Wendouree Parade, Lake Wendouree Vic 3350

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,850,000		&		\$1,950,000			
Median sale p	rice							
Median price	\$1,250,000	Pro	operty Type	Hou	se		Suburb	Lake Wendouree
Period - From	01/10/2024	to	31/12/2024		So	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	404 Wendouree Pde LAKE WENDOUREE 3350	\$2,055,000	25/10/2024
2	107B Wendouree Pde LAKE WENDOUREE 3350	\$2,095,000	09/10/2024
3	124a Wendouree Pde LAKE WENDOUREE 3350	\$1,750,000	24/02/2024

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

13/02/2025 12:10



### 124B Wendouree Parade, Lake Wendouree Vic 3350



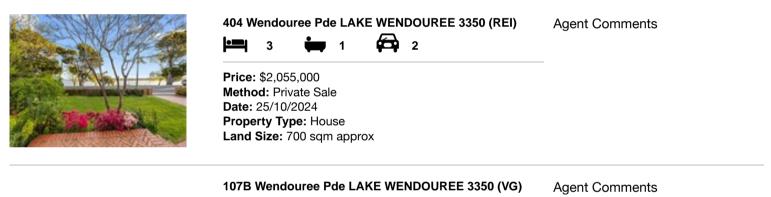
Rob Cunningham 53312000 0418543634 robert@doepels.com.au

MACARTHUR STREET



Property Type: House (Previously Occupied - Detached) Land Size: 468 sqm approx Agent Comments Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price December guarter 2024: \$1,250,000

# **Comparable Properties**





Price: \$2,095,000 Method: Sale Date: 09/10/2024 Property Type: House (Res) Land Size: 382 sqm approx



124a Wendouree Pde LAKE WENDOUREE 3350 (REI/VG) Agent Comments



Price: \$1,750,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 509 sqm approx

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



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