

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 2/506 Wendouree Parade, Lake Wendouree Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$560,000 & \$590,000

Median sale price

Median price \$476,205 Property type Unit Suburb Lake Wendouree

Period - From 27/06/18 to 27/06/19 Source CoreLogic

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 18 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 |
|---|-----------|--------------|
| 5/506 Wendouree Parade, Lake Wendouree Vic 3350 | \$572,500 | 04/02/19 |
| 1/155-157 Wendouree Parade, Lake Wendouree Vic 3350 | \$710,000 | 14/12/18 |
| 1C/18 Wendouree Parade, Lake Wendouree Vic 3350 | \$495,000 | 02/04/19 |

This Statement of Information was prepared on: 13/09/2019