

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

2/1305 Gregory Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$460,000

&

\$490,000

Median sale price

Median price \$742,000

House

X

Unit

Suburb or locality

Lake Wendouree

Period - From 01/01/2017

to

31/12/2017

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	3/811 Doveton St.N SOLDIERS HILL 3350	\$475,000	19/12/2017
2	31 Brighton Ct WENDOUREE 3355	\$465,000	13/09/2017
3	1/1358 Gregory St LAKE WENDOUREE 3350	\$392,500	29/10/2017

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.

2/1305 Gregory Street, Lake Wendouree Vic 3350



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Indicative Selling Price

\$460,000 - \$490,000

Median House Price

Year ending December 2017: \$742,000



3 2 1

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

3/811 Doveton St.N SOLDIERS HILL 3350 (REI) Agent Comments

- - -

Price: \$475,000

Method: Private Sale

Date: 19/12/2017

Rooms: -

Property Type: Townhouse (Res)



31 Brighton Ct WENDOUREE 3355 (VG)

Agent Comments

3 - -

Price: \$465,000

Method: Sale

Date: 13/09/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



1/1358 Gregory St LAKE WENDOUREE 3350
(REI/VG)

Agent Comments

2 1 2

Price: \$392,500

Method: Private Sale

Date: 29/10/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Land Size: 360 sqm approx