

# 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 526 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) (\*Delete single price or range as applicable)

Single price \$\* or range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$765,000 Property type House Suburb Lake Wendouree

Period - From June 19 to July 19 Source CoreLogic

### Comparable property sales

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
504 Wendouree Parade, Lake Wendouree Vic 3350	\$1,560,000	27/08/19
346 Wendouree Parade, Lake Wendouree Vic 3350	\$1,325,000	23/11/18
137 Wendouree Parade, Lake Wendouree Vic 3350	\$1,750,000	31/01/19

This Statement of Information was prepared on: 01/11/19