

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 and
postcode

2 The Boulevarde, Lake Wendouree, VIC 3350

Indicative selling price

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

Single price

or range between

\$1,295,000

&

\$1,395,000

Median sale price

Median price

\$ 762,500

Property type

House

Suburb

LAKE WENDOUREE

Period - From

18/08/2018

to

18/02/2020

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
1 4 The Court Lake Wendouree	\$1,400,000	06/11/2019
2 138a Webster Street Lake Wendouree	\$1,220,000	30/07/2019
3 1 Russell Street Newington	\$1,150,000	27/03/2019

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 18 months.~~

This Statement of Information was prepared on:

18/02/2020