

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

11/464 Wendouree Parade, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$490,000 & \$510,000

Median sale price

Median price \$535,000 Property Type Unit Suburb Lake Wendouree

Period - From 01/01/2024 to 31/12/2024 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 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	2/7 Martin Av LAKE WENDOUREE 3350	\$520,000	31/07/2024
2	3/30 Burnbank St LAKE WENDOUREE 3350	\$500,000	25/07/2024
3	2/1466 Gregory St LAKE WENDOUREE 3350	\$470,000	15/07/2024

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 261 sqm approx
Agent Comments

Indicative Selling Price
\$490,000 - \$510,000
Median Unit Price
Year ending December 2024: \$535,000

Comparable Properties



2/7 Martin Av LAKE WENDOUREE 3350 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 31/07/2024
Property Type: House (Res)



3/30 Burnbank St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 25/07/2024
Property Type: Unit
Land Size: 313 sqm approx



2/1466 Gregory St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 15/07/2024
Property Type: Unit
Land Size: 224 sqm approx

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



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