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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$490,000		&		\$510,000			
Median sale p	rice							
Median price	\$535,000	Pro	operty Type	Unit			Suburb	Lake Wendouree
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress 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:

26/02/2025 10:14



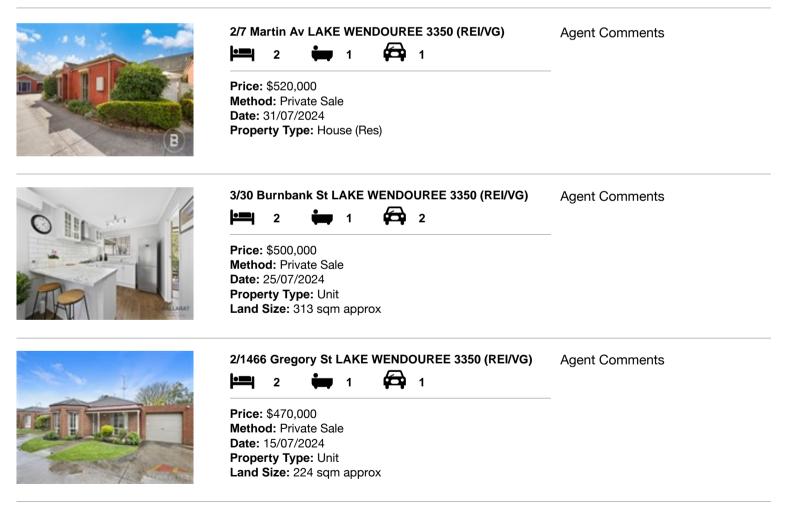






Property Type: Divorce/Estate/Family Transfers Land Size: 261 sqm approx Agent Comments Indicative Selling Price \$490,000 - \$510,000 Median Unit Price Year ending December 2024: \$535,000

Comparable Properties



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



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