

# 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

29 Park Street, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$580,000

### Median sale price

Median price \$350,000 Property Type House Suburb Wendouree

Period - From 01/04/2020 to 30/06/2020 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	31 Lake St WENDOUREE 3355	\$500,000	16/12/2019
2	23 Lake St WENDOUREE 3355	\$461,500	15/07/2019
3	22 Lake St WENDOUREE 3355	\$430,000	13/06/2019

**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:

08/10/2020 15:04



3   1   2

**Property Type:** House (Res)  
**Land Size:** 1011 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$550,000 - \$580,000  
**Median House Price**  
June quarter 2020: \$350,000

## Comparable Properties

### 31 Lake St WENDOUREE 3355 (REI/VG)

[Agent Comments](#)

3   1   1

**Price:** \$500,000  
**Method:** Sold Before Auction  
**Date:** 16/12/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 1012 sqm approx



### 23 Lake St WENDOUREE 3355 (REI/VG)

[Agent Comments](#)

5   2   2

**Price:** \$461,500  
**Method:** Private Sale  
**Date:** 15/07/2019  
**Property Type:** House  
**Land Size:** 990 sqm approx



### 22 Lake St WENDOUREE 3355 (REI/VG)

[Agent Comments](#)

4   2   2

**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 13/06/2019  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 985 sqm approx