## 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	1436 Grego	ry Street, Lake W	endouree Vic	3350		
Indicative selling pri	ce					
For the meaning of this	price see con	sumer.vic.gov.au	/underquoting	g		
Range between \$890,000		&	\$950,000			
Median sale price						
Median price \$1,260,	,000 Pr	operty Type Hou	se	Subi	urb Lake Wendo	ouree
Period - From 01/10/2	2022 to	30/09/2023	Sourc	ce REIV	1	
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 eighteen 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						
3						
OR						
		representative realive kilometres of				
	This Statem	nent of Informatio	n was prepare	ed on:	17/11/20	23 12:20





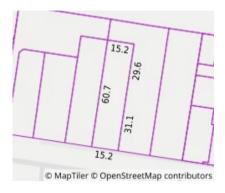
Rob Cunningham 53312000 0418543634 robert@doepels.com.au

**Indicative Selling Price Median House Price** 

\$890,000 - \$950,000

Year ending September 2023: \$1,260,000

**Property Type: Agent Comments** 



## Comparable Properties

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 eighteen months.

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



