

## 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

1/10 DEVON STREET LAKE WENDOUREE VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$795,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

House

Suburb

Lake Wendouree

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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

71 SORRENTO DRIVE ALFREDTON VIC 3350	\$895,000	23-Oct-23
2/408 SEYMOUR STREET SOLDIERS HILL VIC 3350	\$850,000	08-Mar-23
211 LYONS STREET NORTH BALLARAT CENTRAL VIC 3350	\$862,500	20-Oct-23

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: 14 February 2024



**71 SORRENTO DRIVE ALFREDTON  
VIC 3350**

Sold Price **\$895,000** Sold Date **23-Oct-23**

 4  3  -

Distance **3.48km**



**2/408 SEYMOUR STREET  
SOLDIERS HILL VIC 3350**

Sold Price **\$850,000** Sold Date **08-Mar-23**

 3  2  1

Distance **1.02km**



**211 LYONS STREET NORTH  
BALLARAT CENTRAL VIC 3350**

Sold Price <sup>RS</sup> **\$862,500** Sold Date **20-Oct-23**

 3  1  1

Distance **0.71km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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