

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

1022 Gregory Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between

\$745,000

&

\$775,000

Median sale price

Median price

\$760,000

House

X

Unit

Suburb or locality

Lake Wendouree

Period - From

01/04/2018

to

31/03/2019

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 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	7 Hotham St LAKE WENDOUREE 3350	\$775,000	17/08/2018
2	9a Lexton St LAKE WENDOUREE 3350	\$770,000	28/11/2018
3	1324 Gregory St LAKE WENDOUREE 3350	\$722,000	24/02/2019

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 eighteen months.

1022 Gregory Street, Lake Wendouree Vic 3350



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Indicative Selling Price

\$745,000 - \$775,000

Median House Price

Year ending March 2019: \$760,000



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 740 sqm approx

Agent Comments

Comparable Properties



7 Hotham St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$775,000

Method: Private Sale

Date: 17/08/2018

Rooms: -

Property Type: House

Land Size: 355 sqm approx



9a Lexton St LAKE WENDOUREE 3350 (VG)

Agent Comments

4 - -

Price: \$770,000

Method: Sale

Date: 28/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 581 sqm approx



1324 Gregory St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

4 2 1

Price: \$722,000

Method: Private Sale

Date: 24/02/2019

Rooms: 4

Property Type: House (Res)

Land Size: 636 sqm approx