

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

111 Wendouree Parade, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$2,300,000 & \$2,400,000

Median sale price

Median price \$1,120,000 Property Type House Suburb Lake Wendouree

Period - From 01/10/2023 to 30/09/2024 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	404 Wendouree Pde LAKE WENDOUREE 3350	\$2,055,000	25/10/2024
2	210 Wendouree Pde LAKE WENDOUREE 3350	\$2,511,000	18/05/2024
3	328 Wendouree Pde LAKE WENDOUREE 3350	\$2,180,000	28/10/2023

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:

04/12/2024 13:11

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Property Type: House (Previously Occupied - Detached)
Land Size: 823 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,400,000
Median House Price
Year ending September 2024: \$1,120,000

Comparable Properties



404 Wendouree Pde LAKE WENDOUREE 3350 (REI)

Agent Comments



Price: \$2,055,000
Method: Private Sale
Date: 25/10/2024
Property Type: House
Land Size: 700 sqm approx



210 Wendouree Pde LAKE WENDOUREE 3350 (REI/VG)

Agent Comments



Price: \$2,511,000
Method: Private Sale
Date: 18/05/2024
Rooms: 7
Property Type: House (Res)
Land Size: 1180 sqm approx



328 Wendouree Pde LAKE WENDOUREE 3350 (REI/VG)

Agent Comments



Price: \$2,180,000
Method: Private Sale
Date: 28/10/2023
Property Type: House
Land Size: 655 sqm approx

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