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	111 Wendouree Parade, Lake Wendouree Vic 3350
Including suburb or	
locality and postcode	

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	Pro	perty 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



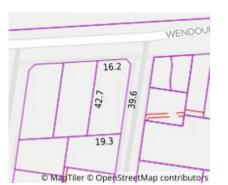


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Indicative Selling Price \$2,300,000 - \$2,400,000

Median House Price

Year ending September 2024: \$1,120,000



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

Agent Comments

Comparable Properties



404 Wendouree Pde LAKE WENDOUREE 3350 (REI)

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



210 Wendouree Pde LAKE WENDOUREE 3350 (REI/VG) Agent Comments

Price: \$2,511,000 Method: Private Sale Date: 18/05/2024

Rooms: 7

Land Size: 1180 sqm approx

Property Type: House (Res)



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



