

# 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

110 Webster Street, Lake Wendouree Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,790,000

### Median sale price

Median price \$760,000 Property Type House Suburb Lake Wendouree

Period - From 16/09/2018 to 15/09/2019 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 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	205 Wendouree Pde LAKE WENDOUREE 3350	\$1,900,000	15/04/2019
2	137 Wendouree Pde LAKE WENDOUREE 3350	\$1,750,000	01/02/2019
3	212 Mill St LAKE WENDOUREE 3350	\$1,500,000	30/11/2018

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:

16/09/2019 10:50



**Property Type:** House (Res)

**Land Size:** 1082 sqm approx

Agent Comments

## Comparable Properties



**205 Wendouree Pde LAKE WENDOUREE 3350** Agent Comments  
(REI)



**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 15/04/2019

**Property Type:** House

**Land Size:** 1612 sqm approx



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



**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 01/02/2019

**Property Type:** House

**Land Size:** 1000 sqm approx



**212 Mill St LAKE WENDOUREE 3350 (REI/VG)** Agent Comments



**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 30/11/2018

**Property Type:** House

**Land Size:** 476 sqm approx