

# 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 1003 Gregory 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) (\*Delete single price or range as applicable)

Single price \$\* or range between \$595,000 & \$640,000

### Median sale price

Median price \$850,000 Property type House Suburb Lake Wendouree

Period - From 01/06/2019 to 31/05/2020 Source CoreLogic

### Comparable property sales

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
1125 Gregory Street, Lake Wendouree Vic 3350	\$690,000	10/09/19
10 Dowling Street, Lake Wendouree Vic 3350	\$670,000	08/04/19
4 Oddie Street, Lake Wendouree Vic 3350	\$635,000	09/04/19

This Statement of Information was prepared on: 14/07/20