

# 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

12/464 Wendouree Parade, 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

\$515,000

&

\$540,000

### Median sale price

Median price

\$505,000

Property Type

Unit

Suburb

Lake Wendouree

Period - From

30/04/2024

to

29/04/2025

Source

Property Data

### 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	3/30 Burnbank St LAKE WENDOUREE 3350	\$500,000	25/07/2024
2	1/114 Burnbank St LAKE WENDOUREE 3350	\$575,000	09/04/2024
3			

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.~~

This Statement of Information was prepared on:

30/04/2025 17:59

12/464 Wendouree Parade, Lake Wendouree Vic 3350



Leigh Hutchinson  
5337 0036  
0407 861 960  
leigh@doepels.com.au

**Indicative Selling Price**  
\$515,000 - \$540,000  
**Median Unit Price**  
30/04/2024 - 29/04/2025: \$505,000



2   1   0

**Rooms:** 5  
**Property Type:** Unit  
**Agent Comments**

## Comparable Properties



3/30 Burnbank St LAKE WENDOUREE 3350 (REI/VG)

**Agent Comments**

2   1   2

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 25/07/2024  
**Property Type:** Unit  
**Land Size:** 313 sqm approx



1/114 Burnbank St LAKE WENDOUREE 3350 (REI/VG)

**Agent Comments**

2   1   1

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 09/04/2024  
**Property Type:** Unit  
**Land Size:** 221 sqm approx

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.

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.