

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

124B Wendouree Parade, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Lake Wendouree

Period - From 01/10/2024

to 31/12/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	107B Wendouree Pde LAKE WENDOUREE 3350	\$2,095,000	09/10/2024
3	124a Wendouree Pde LAKE WENDOUREE 3350	\$1,750,000	24/02/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/02/2025 12:10

124B Wendouree Parade, Lake Wendouree Vic 3350



Rob Cunningham

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Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

December quarter 2024: \$1,250,000



Property Type: House (Previously Occupied - Detached)

Land Size: 468 sqm approx

Agent Comments

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

107B Wendouree Pde LAKE WENDOUREE 3350 (VG)

Agent Comments



Price: \$2,095,000

Method: Sale

Date: 09/10/2024

Property Type: House (Res)

Land Size: 382 sqm approx



124a Wendouree Pde LAKE WENDOUREE 3350 (REI/VG) **Agent Comments**



Price: \$1,750,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 509 sqm approx

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



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