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	124B Wendouree Parade, Lake Wendouree Vic 3350
Including suburb and	
postcode	

Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,850,000	&	\$1,950,000
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Median sale price

Median price	\$1,250,000	Pro	perty Type	louse		Suburb	Lake Wendouree
Period - From	01/10/2024	to	31/12/2024	Se	ource	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

Add	dress 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 comparableproperties 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





Rob Cunningham 53312000 0418543634 robert@doepels.com.au

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



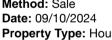
404 Wendouree Pde LAKE WENDOUREE 3350 (REI)

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

107B Wendouree Pde LAKE WENDOUREE 3350 (VG)

Price: \$2,095,000 Method: Sale

Property Type: House (Res) Land Size: 382 sqm approx **Agent Comments**





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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