

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

1a Elliott Street, Lake Wendouree Vic 3350

Indicative selling price

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

Single price \$1,750,000

Median sale price

Median price \$1,292,500

Property Type House

Suburb Lake Wendouree

Period - From 01/04/2024

to 30/06/2024

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	12 Lindisfarne Cr LAKE WENDOUREE 3350	\$1,700,000	24/05/2024
2	124a Wendouree Pde LAKE WENDOUREE 3350	\$1,750,000	24/02/2024
3	1 Parade Ct LAKE WENDOUREE 3350	\$1,800,000	13/10/2023

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:

30/08/2024 15:10



 5  3  2

Property Type: House
Land Size: 308 sqm approx
Agent Comments

Indicative Selling Price
 \$1,750,000
Median House Price
 June quarter 2024: \$1,292,500

Comparable Properties



12 Lindisfarne Cr LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

 5  2  1

Price: \$1,700,000
Method: Private Sale
Date: 24/05/2024
Property Type: House (Res)
Land Size: 559 sqm approx



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

Agent Comments

 4  2  2

Price: \$1,750,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 509 sqm approx



1 Parade Ct LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,800,000
Method: Private Sale
Date: 13/10/2023
Property Type: House
Land Size: 697 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922