

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 and
postcode

2/1304A GREGORY STREET LAKE WENDOUREE VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,262,500

Property type

Other

Suburb

Lake Wendouree

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

2/506 WENDOUREE PARADE LAKE WENDOUREE VIC 3350	\$719,000	15-Feb-24
2/1209 GREGORY STREET LAKE WENDOUREE VIC 3350	\$630,000	18-Nov-23
1/1116-1118 HOWITT STREET WENDOUREE VIC 3355	\$625,000	27-Nov-23

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: 25 March 2025



**2/506 WENDOUREE PARADE
LAKE WENDOUREE VIC 3350**

3 1 2

Sold Price

\$719,000

Sold Date

15-Feb-24

Distance

0.8km



**2/1209 GREGORY STREET LAKE
WENDOUREE VIC 3350**

3 1 2

Sold Price

\$630,000

Sold Date

18-Nov-23

Distance

0.2km



**1/1116-1118 HOWITT STREET
WENDOUREE VIC 3355**

3 2 -

Sold Price

\$625,000

Sold Date

27-Nov-23

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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