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

3/1430 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			or range between		\$599,000	&	\$649,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$1,262,500	Prop	erty type	House		Suburb	Lake Wendouree	
Period-from	01 Mar 2024	to	28 Feb 20)25	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	
2/1430 GREGORY STREET LAKE WENDOUREE VIC 3350	\$620,000	03-Feb-25	
1/1422 GREGORY STREET LAKE WENDOUREE VIC 3350	\$675,000	21-Aug-24	
3/1422 GREGORY STREET LAKE WENDOUREE VIC 3350	\$610,000	15-Apr-24	

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.

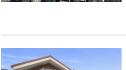
This Statement of Information was prepared on: 17 March 2025



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2/1430 GREGORY STREET LAKE WENDOUREE VIC 3350 ☐ 3 ⓑ 2 ♀ 1	Sold Price	^{RS} \$620,000	Sold Date Distance	03-Feb-25 Okm
1/1422 GREGORY STREET LAKE WENDOUREE VIC 3350	Sold Price	\$675,000	Sold Date Distance	21-Aug-24 0.09km
3/1422 GREGORY STREET LAKE	Sold Price	\$610,000	Sold Date	15-Apr-24



3/1422 GREGORY STREET LAKE WENDOUREE VIC 3350			Sold Price	\$610,000	Sold Date	15-Apr-24
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RS = Recent sale UN = Undisclosed Sale

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