

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 ST AIDANS DRIVE 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Lake Wendouree

Period-from

01 May 2024

to

30 Apr 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

| | | |
|---|-------------|-----------|
| 1524 STURT STREET LAKE WENDOUREE VIC 3350 | \$1,120,000 | 23-Jul-24 |
| 15 LAKE STREET LAKE WENDOUREE VIC 3350 | \$900,000 | 05-Jun-24 |
| 8 COWAN STREET LAKE WENDOUREE VIC 3350 | \$900,000 | 20-Sep-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: 07 May 2025



1524 STURT STREET LAKE WENDOUREE VIC 3350

3 1 3

Sold Price **\$1,120,000** Sold Date **23-Jul-24**

Distance **1.71km**



15 LAKE STREET LAKE WENDOUREE VIC 3350

4 2 4

Sold Price **\$900,000** Sold Date **05-Jun-24**

Distance **1.89km**



8 COWAN STREET LAKE WENDOUREE VIC 3350

4 2 2

Sold Price Sold Date **20-Sep-24**

Distance **2.14km**

RS = Recent sale UN = Undisclosed Sale

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