### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	11 Carlton Street, Lake Wendouree Vic 3350
Including suburb or	

locality and postcode

#### Indicative selling price

Property offered for sale

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

Range between \$2,950,000 \$3,200,000 &

### Median sale price

Median price	\$1,107,500	Pro	perty Type	House		Suburb	Lake Wendouree
Period - From	12/04/2023	to	11/04/2024		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 lasteighteen 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 1418 Sturt St LAKE WENDOUREE 3350 \$2,500,000 31/08/2023 2 3

#### OR

В\* 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 eighteen months.

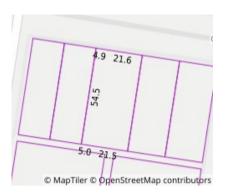
This Statement of Information was prepared on:	12/04/2024 11:30





Tony Douglass 5329 2500 0418555973 tonydouglass@jelliscraig.com.au

Indicative Selling Price \$2,950,000 - \$3,200,000 Median House Price 12/04/2023 - 11/04/2024: \$1,107,500



Property Type: House
Land Size: 1446 sqm approx
Agent Comments

# Comparable Properties



1418 Sturt St LAKE WENDOUREE 3350 (REI/VG)

**1** 5 **1** 3 **2** 3

**Price:** \$2,500,000 **Method:** Private Sale **Date:** 31/08/2023

Property Type: House (Res) Land Size: 1177 sqm approx Agent Comments

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 eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



