

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

11 Carlton Street, Lake Wendouree Vic 3350

Indicative selling price

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 Property 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 last eighteen 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

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 eighteen months.

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



Property Type: House

Land Size: 1446 sqm approx

Agent Comments

Comparable Properties



**1418 Sturt St LAKE WENDOUREE 3350
(REI/VG)**

Agent Comments



Price: \$2,500,000

Method: Private Sale

Date: 31/08/2023

Property Type: House (Res)

Land Size: 1177 sqm approx

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.