

# 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 Speilberg Court, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$407,500 Property Type House Suburb Wendouree

Period - From 01/01/2024 to 31/03/2024 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 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
1	61 Lake Gardens Av LAKE GARDENS 3355	\$730,000	03/11/2023
2	13 Ashford Ct INVERMAY PARK 3350	\$700,000	14/12/2023
3	2 Fisher St WENDOUREE 3355	\$650,000	15/09/2023

**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:

14/05/2024 20:44



**Property Type:** House  
**Land Size:** 879 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median House Price**  
March quarter 2024: \$407,500

## Comparable Properties



**61 Lake Gardens Av LAKE GARDENS 3355** Agent Comments  
(REI/VG)



**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 03/11/2023  
**Property Type:** House  
**Land Size:** 612 sqm approx



**13 Ashford Ct INVERMAY PARK 3350** (REI/VG) Agent Comments



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 14/12/2023  
**Property Type:** House  
**Land Size:** 850 sqm approx



**2 Fisher St WENDOUREE 3355** (REI/VG) Agent Comments



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 15/09/2023  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 659 sqm approx