

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

14 Lake Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$615,000 & \$630,000

Median sale price

Median price \$449,065 Property Type House Suburb Wendouree

Period - From 01/10/2023 to 31/12/2023 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	10 Lake St WENDOUREE 3355	\$650,000	17/01/2024
2	17 Lake St WENDOUREE 3355	\$600,000	24/12/2023
3	28 Park St WENDOUREE 3355	\$600,000	16/11/2023

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:

08/04/2024 16:36



3
 1
 2

Property Type: House
Land Size: 975 sqm approx
 Agent Comments

Indicative Selling Price
 \$615,000 - \$630,000
Median House Price
 December quarter 2023: \$449,065

Comparable Properties



10 Lake St WENDOUREE 3355 (REI/VG)

Agent Comments

3
 1
 3

Price: \$650,000
Method: Private Sale
Date: 17/01/2024
Rooms: 6
Property Type: House (Res)
Land Size: 981 sqm approx



17 Lake St WENDOUREE 3355 (VG)

Agent Comments

3
 -
 -

Price: \$600,000
Method: Sale
Date: 24/12/2023
Property Type: House (Res)
Land Size: 1012 sqm approx



28 Park St WENDOUREE 3355 (REI/VG)

Agent Comments

3
 1
 2

Price: \$600,000
Method: Sold Before Auction
Date: 16/11/2023
Property Type: House (Res)
Land Size: 1018 sqm approx

Account - Fletchers | P: 03 5333 4797