Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 14 Lake Street, Wendouree Vic 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$615,000		&		\$630,000				
Median sale price									
Median price	\$449,065	Property Type Hous		se S		Suburb	Wendouree		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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









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) 1 2 3 1 2 3 Price: \$650,000 Method: Private Sale Date: 17/01/2024 Rooms: 6 Property Type: House (Res) Land Size: 981 sqm approx	Agent Comments
17 Lake St WENDOUREE 3355 (VG) → 3 → - → - Price: \$600,000 Method: Sale Date: 24/12/2023 Property Type: House (Res) Land Size: 1012 sqm approx	Agent Comments
28 Park St WENDOUREE 3355 (REI/VG) 28 Price: \$600,000 Method: Sold Before Auction Date: 16/11/2023 Property Type: House (Res) Land Size: 1018 sqm approx	Agent Comments

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propertydata

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