

# 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

19 Victoria Avenue, Lake Wendouree Vic 3350

### Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,180,000 Property Type House Suburb Lake Wendouree

Period - From 01/04/2023 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	2 Parade Ct LAKE WENDOUREE 3350	\$2,100,000	17/01/2024
2	48 Victoria Av LAKE WENDOUREE 3350	\$1,670,000	19/10/2023
3	17 Loch Av BALLARAT CENTRAL 3350	\$1,600,000	28/03/2024

**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: 17/04/2024 13:06



5   2   2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 609 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,700,000 - \$1,800,000  
**Median House Price**  
 Year ending March 2024: \$1,180,000

## Comparable Properties



**2 Parade Ct LAKE WENDOUREE 3350 (REI/VG)**

Agent Comments

4   2   3

**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 17/01/2024  
**Property Type:** House  
**Land Size:** 697 sqm approx



**48 Victoria Av LAKE WENDOUREE 3350 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,670,000  
**Method:** Private Sale  
**Date:** 19/10/2023  
**Property Type:** House  
**Land Size:** 647 sqm approx



**17 Loch Av BALLARAT CENTRAL 3350 (REI)**

Agent Comments

4   2   2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 28/03/2024  
**Property Type:** House