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 2/1466 Gregory Street, Lake Wendouree Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$460,000		&		\$485,000	D			
Median sale p	edian sale price								
Median price	\$572,500	Pro	operty Type	Tow	nhouse		Suburb	Lake Wendouree	
Period - From	20/06/2023	to	19/06/2024	Ļ	So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	1/415b Ligar St SOLDIERS HILL 3350	\$470,000	19/07/2023
2	1/410 Clarendon St SOLDIERS HILL 3350	\$465,000	15/01/2024
3	2/24 Lake St WENDOUREE 3355	\$460,000	05/12/2023

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:

20/06/2024 10:46









Property Type: Townhouse **Land Size:** 224 sqm approx Agent Comments Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$460,000 - \$485,000 Median Townhouse Price 20/06/2023 - 19/06/2024: \$572,500

Comparable Properties



1/415b Ligar St SOLDIERS HILL 3350 (REI/VG) Agent Comments



Price: \$470,000 Method: Private Sale Date: 19/07/2023 Property Type: Townhouse (Single) Land Size: 312 sqm approx



1/410 Clarendon St SOLDIERS HILL 3350 (REI/VG) Agent Comments



Price: \$465,000 Method: Private Sale Date: 15/01/2024 Property Type: Townhouse (Single) Land Size: 215 sqm approx

2/24 Lake St WENDOUREE 3355 (VG)

Agent Comments



Price: \$460,000 Method: Sale Date: 05/12/2023 Property Type: Flat/Unit/Apartment (Res)

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



propertydata

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