

# 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

2/1466 Gregory Street, 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 \$460,000 & \$485,000

### Median sale price

Median price \$572,500 Property Type Townhouse Suburb Lake Wendouree

Period - From 20/06/2023 to 19/06/2024 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	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

## 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)