

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

210 Wendouree Parade, Lake Wendouree Vic 3350

Indicative selling price

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

Range between

\$2,200,000

&

\$2,300,000

Median sale price

Median price

\$1,185,000

Property Type

House

Suburb

Lake Wendouree

Period - From

13/05/2023

to

12/05/2024

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	524 Wendouree Pde LAKE WENDOUREE 3350	\$2,300,000	27/04/2023
2	202 Wendouree Pde LAKE WENDOUREE 3350	\$2,250,000	01/03/2023
3	328 Wendouree Pde LAKE WENDOUREE 3350	\$2,180,000	28/10/2023

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:

13/05/2024 14:21



3 1 2

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 1180 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,300,000
Median House Price
13/05/2023 - 12/05/2024: \$1,185,000

Comparable Properties



524 Wendouree Pde LAKE WENDOUREE 3350 Agent Comments (REI/VG)

3 2 2

Price: \$2,300,000
Method: Private Sale
Date: 27/04/2023
Property Type: House
Land Size: 755 sqm approx



202 Wendouree Pde LAKE WENDOUREE 3350 Agent Comments (REI/VG)

4 2 3

Price: \$2,250,000
Method: Private Sale
Date: 01/03/2023
Property Type: House (Res)
Land Size: 668 sqm approx



328 Wendouree Pde LAKE WENDOUREE 3350 Agent Comments (REI/VG)

4 2 3

Price: \$2,180,000
Method: Private Sale
Date: 28/10/2023
Property Type: House
Land Size: 655 sqm approx

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