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 210 Wendouree Parade, Lake Wendouree Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,200,000		&		\$2,300,000				
Median sale price									
Median price	\$1,185,000	Pro	operty Type	Hou	se		Suburb	Lake Wendouree	
Period - From	13/05/2023	to	12/05/2024		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	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



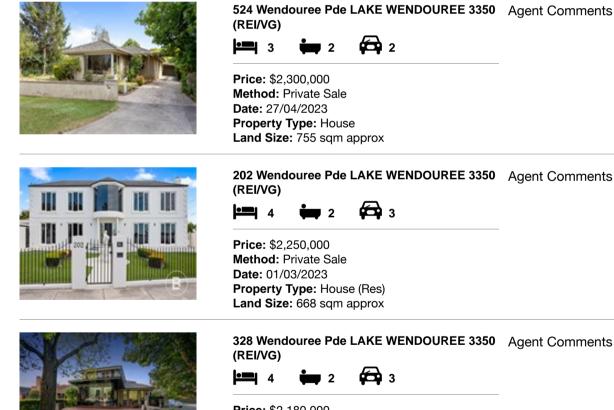






Rooms: 6 Property Type: House (Previously Occupied - Detached) Land Size: 1180 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,300,000 Median House Price 13/05/2023 - 12/05/2024: \$1,185,000

Comparable Properties



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

Account - Fletchers | P: 03 5333 4797



propertydata

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