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 4/1446 Gregory Street, Lake Wendouree Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/i	underquot	ing		
Range betweer	\$550,000		&		\$580,000			
Median sale p	rice							
Median price	\$607,000	Pro	operty Type	Unit			Suburb	Lake Wendouree
Period - From	14/11/2022	to	13/11/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	2 Elmstone La LAKE GARDENS 3355	\$555,000	02/09/2022
2	4/1018 Howitt St WENDOUREE 3355	\$530,000	22/08/2023
3	1/23 Gillies St.S ALFREDTON 3350	\$530,000	21/12/2022

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:

14/11/2023 10:48









Property Type: Townhouse Agent Comments Indicative Selling Price \$550,000 - \$580,000 Median Unit Price 14/11/2022 - 13/11/2023: \$607,000

Comparable Properties



2 Elmstone La LAKE GARDENS 3355 (REI/VG) Agent Comments



Price: \$555,000 Method: Private Sale Date: 02/09/2022 Property Type: Townhouse (Single) Land Size: 338 sqm approx



4/1018 Howitt St WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$530,000 Method: Private Sale Date: 22/08/2023 Property Type: Townhouse (Single)



1/23 Gillies St.S ALFREDTON 3350 (REI)



Agent Comments

Price: \$530,000 Method: Private Sale Date: 21/12/2022 Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555





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