

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 4/1446 Gregory Street, Lake Wendouree Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$607,000 Property Type Unit Suburb Lake Wendouree

Period - From 14/11/2022 to 13/11/2023 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	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



3 2 2

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

3 2 2

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

3 2 2

Price: \$530,000

Method: Private Sale

Date: 22/08/2023

Property Type: Townhouse (Single)



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

Agent Comments

3 2 1

Price: \$530,000

Method: Private Sale

Date: 21/12/2022

Property Type: Townhouse (Single)

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