

# 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

405 Drummond Street North, 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)

Single price \$850,000

### Median sale price

Median price \$1,260,000

Property Type House

Suburb Lake Wendouree

Period - From 01/10/2022

to 30/09/2023

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 | 13 High St LAKE WENDOUREE 3350       | \$950,000 | 02/02/2023   |
| 2 | 16 Cowan St LAKE WENDOUREE 3350      | \$905,000 | 14/03/2023   |
| 3 | 211 Lyons St.N BALLARAT CENTRAL 3350 | \$862,500 | 20/10/2023   |

**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:

22/11/2023 12:45



3   -   1

**Property Type:** House (Res)

**Land Size:** 360 sqm approx

Agent Comments

**Indicative Selling Price**

\$850,000

**Median House Price**

Year ending September 2023: \$1,260,000

## Comparable Properties



**13 High St LAKE WENDOUREE 3350 (REI/VG)**   Agent Comments

3   2   1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 02/02/2023

**Property Type:** House

**Land Size:** 322 sqm approx



**16 Cowan St LAKE WENDOUREE 3350 (REI/VG)**   Agent Comments

3   1   1

**Price:** \$905,000

**Method:** Private Sale

**Date:** 14/03/2023

**Property Type:** House

**Land Size:** 350 sqm approx



**211 Lyons St.N BALLARAT CENTRAL 3350 (REI)**   Agent Comments

3   1   1

**Price:** \$862,500

**Method:** Private Sale

**Date:** 20/10/2023

**Property Type:** House

**Land Size:** 587 sqm approx