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	1524 Sturt Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between $1,195,000 & $1,295,000

Median sale price

Median price $1,222,500 Property Type House Suburb Lake Wendouree

Period - From 01/01/2023 to 31/12/2023 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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

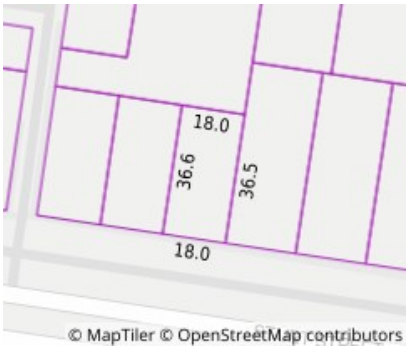
	Address of comparable property	Price	Date of sale
1	8 Colpin Av LAKE WENDOUREE 3350	$1,325,000	04/05/2023
2	30 Victoria Av LAKE WENDOUREE 3350	$1,300,000	31/08/2023
3			

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 eighteen months.

This Statement of Information was prepared on: 02/04/2024 15:12

1524 Sturt Street, Lake Wendouree Vic 3350



3 1 3

Property Type: *House*
Land Size: 656 sqm approx

Agent Comments

Indicative Selling Price $1,195,000 - $1,295,000
Median House Price
Year ending December 2023: $1,222,500

Comparable Properties



8 Colpin Av LAKE WENDOUREE 3350 (REI/VG) Agent Comments

3 2 2

Price: $1,325,000
Method: Private Sale
Date: 04/05/2023
Property Type: House
Land Size: 639 sqm approx

30 Victoria Av LAKE WENDOUREE 3350 (VG) Agent Comments

3 - -

Price: $1,300,000
Method: Sale
Date: 31/08/2023
Property Type: House (Res)
Land Size: 619 sqm approx

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 eighteen months.

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