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<br>Including suburb or locality and postcode | 4 Wendouree Parade, Lake Wendouree Vic 3350 |

## Indicative selling price

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

Single price $2,200,000

## Median sale price*

Median price | Property Type | Suburb Lake Wendouree

Period - From | to | Source

## 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 | 2a Haddon St LAKE WENDOUREE 3350 | $920,000 | 29/03/2025 |
| 2 | 222 Wendouree Pde LAKE WENDOUREE 3350 | $2,200,000 | 12/12/2024 |
| 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: 24/06/2025 10:50

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

# 4 Wendouree Parade, Lake Wendouree Vic 3350

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**Indicative Selling Price**
$2,200,000
**No median price available**




**Property Type:** Land
**Land Size:** 752 sqm approx

Agent Comments

## Comparable Properties



**2a Haddon St LAKE WENDOUREE 3350 (REI)**

\- - -

**Price:** $920,000
**Method:** Private Sale
**Date:** 29/03/2025
**Property Type:** Land
**Land Size:** 316 sqm approx

Agent Comments



**222 Wendouree Pde LAKE WENDOUREE 3350 (VG)**

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**Price:** $2,200,000
**Method:** Sale
**Date:** 12/12/2024
**Property Type:** Land
**Land Size:** 677 sqm approx

Agent Comments

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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