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 and postcode	8 Cowan Street, Lake Wendouree, Vic 3350

Indicative selling price

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

range between $880,000 & $950,000

Median sale price

Median price $1,287,500 Property type *House* Suburb Lake Wendouree

Period - From 01/08/2023 to 31/07/2024 Source PropTrack

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
16 Cowan Street, Lake Wendouree, VIC 3350	$905,000	14/03/2023
1/10 Devon Street, Lake Wendouree, VIC 3350	$790,000	18/04/2024
15 Lake Street, Lake Wendouree, VIC 3350	$900,000	05/06/2024

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: 22/08/2024