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	11 Carlton Street, Lake Wendouree Vic 3350

Indicative selling price

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

Single price $2,450,000

Median sale price

Median price $1,187,500 Property Type House Suburb Lake Wendouree

Period - From 13/02/2024 to 12/02/2025 Source Property Data

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	1418 Sturt St LAKE WENDOUREE 3350	$2,500,000	31/08/2023
2			
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: 13/02/2025 12:41

11 Carlton Street, Lake Wendouree Vic 3350

Tony Douglass
5329 2500
0418555973
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4 3 2

Property Type: House
Land Size: 1427 sqm approx

Agent Comments

Indicative Selling Price
$2,450,000
Median House Price
13/02/2024 - 12/02/2025: $1,187,500

Comparable Properties



1418 Sturt St LAKE WENDOUREE 3350 (REI/VG)

5 3 3

Price: $2,500,000
Method: Private Sale
Date: 31/08/2023
Property Type: House (Res)
Land Size: 1177 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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