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	2/128 Webster Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between $560,000 & $575,000

Median sale price

Median price $535,000 Property Type Unit Suburb Lake Wendouree

Period - From 03/09/2023 to 02/09/2024 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	3/128 Webster St LAKE WENDOUREE 3350	$655,000	07/07/2023
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: 03/09/2024 11:29

2/128 Webster Street, Lake Wendouree Vic 3350

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2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$560,000 - $575,000
Median Unit Price
03/09/2023 - 02/09/2024: $535,000

Comparable Properties



3/128 Webster St LAKE WENDOUREE 3350 (REI/VG)

2 1 2

Price: $655,000
Method: Private Sale
Date: 07/07/2023
Property Type: Apartment

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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