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: 5 Elliott Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between $1,975,000 & $2,050,000

Median sale price

Median price $900,000 Property Type House Suburb Lake Wendouree

Period - From 12/03/2024 to 11/03/2025 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	22 Alfred St.N LAKE WENDOUREE 3350	$1,850,000	09/11/2024
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: 12/03/2025 13:31

5 Elliott Street, Lake Wendouree Vic 3350

Tony Douglass
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5 2 2

Property Type: House
Land Size: 683 sqm approx

Agent Comments

Indicative Selling Price
$1,975,000 - $2,050,000
Median House Price
12/03/2024 - 11/03/2025: $900,000

Comparable Properties



22 Alfred St.N LAKE WENDOUREE 3350 (REI)

4 2 2

Price: $1,850,000
Method: Private Sale
Date: 09/11/2024
Property Type: House

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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