Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address	1/462 Wendouree Parade, Lake Wendouree Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$820,000	Pro	perty Type	House		Suburb	Lake Wendouree
Period - From	07/08/2024	to	06/08/2025		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 lasteighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	301/18 Wendouree Pde LAKE WENDOUREE 3350	\$2,300,000	14/03/2025
2	302/18-22 Wendouree Pde LAKE WENDOUREE 3350	\$2,140,000	04/10/2024
3			

OR

В* 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:	07/08/2025 16:07



JellisCraig

Rebecca Stepnell 5329 2500 0423 050 864 rebeccastepnell@jelliscraig.com.au

Indicative Selling Price \$2,390,000 - \$2,470,000 **Median House Price** 07/08/2024 - 06/08/2025: \$820,000



Property Type: House **Agent Comments**

Comparable Properties



301/18 Wendouree Pde LAKE WENDOUREE 3350

(REI/VG)

•= 3



Price: \$2,300,000 Method: Private Sale Date: 14/03/2025

Property Type: Apartment

Agent Comments



302/18-22 Wendouree Pde LAKE WENDOUREE 3350

(REI)





Agent Comments

Price: \$2,140,000 Method: Private Sale Date: 04/10/2024

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555





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