

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1324 Gregory Street, Lake Wendouree 3350

Indicative selling price

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

Single price

\$*

or range between

\$720,000

&

\$730,000

Median sale price

Median price

\$690,000

*House

☒

*Unit

☐

Suburb
or locality

Lake Wendouree

Period - From

Sept 2018

to

Dec 2018

Source

REIV

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1362 Gregory Street, Lake Wendouree 3350	\$826,000	20/06/2018
15 Martin Avenue, Lake Wendouree 3350	\$651,500	15/05/2018
15 Victoria Avenue, Lake Wendouree 3350	\$780,000	28/03/2018