

## STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

8/1015-1017 Gregory Street, Lake Wendouree, VIC 3350

### Indicative selling price

\$ 395,000 - \$415,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 690,000

House

\*Delete house or unit as applicable

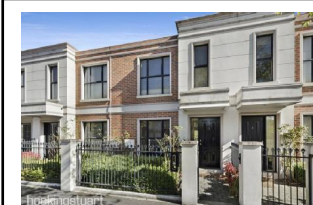
Suburb  
LAKE WENDOUREE

Period  
16/11/2017 - 16/05/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



3/503 LYDIARD STREET  
SOLDIERS HILL

3 2 1

Normal Sale \$420,000  
Date Sold 17/05/2018  
Land 770 sqm



3/21 HIGH STREET  
LAKE WENDOUREE

3 1 2

Normal Sale \$410,000  
Date Sold 29/01/2019  
Land 1300 sqm



1026 GREGORY STREET  
SOLDIERS HILL

1 0 0

Normal Sale \$380,000  
Date Sold 09/02/2018  
Land 182 sqm