, Lake Wendouree

SAMPLE ONLY: concept site, fictional agent and property. Not a real Statement of Information.

Statement of Information

Single residential property located in the Melbourne metropolitan area or regional Victoria · Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	7 Ardmore Crescent, Lake Wendouree VIC 3350

Indicative selling price

Price range$1,150,000 – $1,250,000

Median sale price

Median price$812,000 Property typeHouse SuburbLake Wendouree Period12 months to November 2026 SourceSample data (a live listing cites its data provider)

Comparable property sales

Address of comparable propertyPriceDate of sale 26 Linden Street, Lake Wendouree VIC 3350$812,000October 20263 Webster Street, Lake Wendouree VIC 3350$1,385,000October 2026112 Grevillea Road, Lake Wendouree VIC 3350$1,020,000August 2026

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers most comparable.

Prepared by Jess Calloway, Calloway & Co. Property (Calloway & Co. Property Pty Ltd), 0491 570 156. This Statement of Information is a sample for a concept website and does not relate to a real property.