

Dylan Thomson 5329 2500 0438 490 773 dthomson@hockingstuart.com.au

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered	d for s	ale				
Address Including suburb or locality andpostcode						
Indicative sellin	ıg pric	е				
For the meaning o	of this p	rice see co	nsumer.vic.gov.a	u/underquoting	_	
Range between	\$290,0	000	&	\$310,000		

#### Median sale price

Median price	\$320,000	Hou	se X	Unit		Suburb or locality	Wendouree
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	24 Park St WENDOUREE 3355	\$308,000	28/02/2019
2	1068 Norman St WENDOUREE 3355	\$295,000	25/02/2019
3	19 Montgomery St WENDOUREE 3355	\$292,000	22/02/2019

#### 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.

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Indicative Selling Price \$290,000 - \$310,000 Median House Price

Year ending December 2018: \$320,000



**1** 3 **1 1 1** 

Rooms: 4

**Property Type:** House **Land Size:** 618 sqm approx

Agent Comments

This magnificently presented 3 bedroom home is the perfect opportunity for the astute investor, first home buyer or family looking to be close to schools. Within walking distance to the beautiful Lake Wendouree, this immaculate home stands out as an exceptional opportunity to secure a property in this popular pocket of Wendouree. Set back from the street behind a gorgeous low maintenance garden on an allotment of 618m2 with a secure rear yard for the kids to run around plus 2 good size sheds, you will feel at home as soon as you pull into the driveway

### Comparable Properties



24 Park St WENDOUREE 3355 (REI)

**-**3



*€*3

**Price:** \$308,000 **Method:** Private Sale **Date:** 28/02/2019

Rooms: 4

Property Type: House Land Size: 345 sqm approx

1068 Norman St WENDOUREE 3355 (REI/VG)



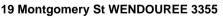




Price: \$295,000 Method: Private Sale Date: 25/02/2019

Rooms: 3

**Property Type:** House (Res) **Land Size:** 694 sqm approx



(REI/VG)







**Price:** \$292,000 **Method:** Private Sale **Date:** 22/02/2019

Rooms: -

Property Type: House Land Size: 599 sqm approx



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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