

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

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

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

1000 Norman Street, Wendouree Vic 3355

#### Indicative selling price

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

Range between \$290,000 & \$310,000

#### Median sale price

Median price \$320,000 House ☒ 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.

	Address 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.

Dylan Thomson

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**Indicative Selling Price**

\$290,000 - \$310,000

**Median House Price**

Year ending December 2018: \$320,000



3   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)**

Agent Comments

3   1   1

**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)**

Agent Comments

3   -   -

**Price:** \$295,000**Method:** Private Sale**Date:** 25/02/2019**Rooms:** 3**Property Type:** House (Res)**Land Size:** 694 sqm approx**19 Montgomery St WENDOUREE 3355 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$292,000**Method:** Private Sale**Date:** 22/02/2019**Rooms:** -**Property Type:** House**Land Size:** 599 sqm approx