

Tony Douglass 5329 2500 0418555973 tdouglass@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 for sale					
Address Including suburb or locality andpostcode					

#### Indicative selling price

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

Range between \$350,000	&	\$375,000
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#### Median sale price

Median price	\$305,000	Hou	se X	Unit		Suburb or locality	Wendouree
Period - From	01/10/2017	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	70 Marie Cr WENDOUREE 3355	\$372,500	10/07/2018
2	13 Edwards Cr WENDOUREE 3355	\$360,000	25/12/2017
3	21 Rowan Pde WENDOUREE 3355	\$342,000	14/11/2017

#### 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 \$350,000 - \$375,000 **Median House Price** Year ending September 2018: \$305,000







Rooms: 6

Property Type: Land Land Size: 773 sqm approx

Agent Comments

Space, comfort and peace of mind in the wonderful established gardens is just the start of what this beautifully maintained home has to offer. Located in a quiet pocket of the highly sought after Wendouree, close to Lake Wendouree. Schools, CBD, major sporting facilities & shops, you are in close proximity to everything you could desire. Situated on a large block (773m2 approx.) with drive through access from the carport (perfect for caravan/trailer etc storage) the yard offers space for the family or an ideal garden for the green thumb.

### Comparable Properties



70 Marie Cr WENDOUREE 3355 (VG)

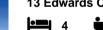




Price: \$372,500 Method: Sale Date: 10/07/2018

Rooms: -

Property Type: House (Res) Land Size: 673 sqm approx **Agent Comments** 



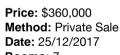








**Agent Comments** 



Rooms: 7

Property Type: House Land Size: 768 sqm approx









Price: \$342,000 Method: Private Sale Date: 14/11/2017

Rooms: -

Property Type: House (Res) Land Size: 700 sqm approx

**Agent Comments** 

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