

Sam Young 03 5329 2500 0403 514 755 syoung@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Troporty energy in	
Address Including suburb or locality andpostcode	

Indicative selling price

Property offered for sale

Range between	\$385,000	&	\$405,000
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Median sale price

Median price	\$329,000	Hou	ıse X	Unit		Suburb or locality	Wendouree
Period - From	01/04/2018	to	31/03/2019		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	51 Rowan Pde WENDOUREE 3355	\$425,000	22/05/2018
2	1118 Norman St WENDOUREE 3355	\$385,000	08/11/2018
3	41 Browns Pde WENDOUREE 3355	\$380,000	05/04/2019

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.

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





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Indicative Selling Price \$385,000 - \$405,000 Median House Price Year ending March 2019: \$329,000



Property Type: House **Land Size:** 822 sqm approx

Agent Comments



This home has everything when it comes to family living, spacious rooms, big back yard, multiple living spaces, two outdoor undercover entertainment areas and shedding. Set on a large allotment of 822m2 approx. the home consists of three bedrooms including a large master with walk in robe and ensuite. Open plan kitchen dining area with separate living area and a study that could be used as a fourth bedroom. The home also features heating and cooling. Only minutes to schools and easy access to the Melbourne freeway this one will be sure to impress.

Comparable Properties



51 Rowan Pde WENDOUREE 3355 (REI)

13 **-** 2 **-** 5

Price: \$425,000 Method: Private Sale Date: 22/05/2018

Rooms: -

Property Type: House Land Size: 718 sqm approx Agent Comments



1118 Norman St WENDOUREE 3355 (REI/VG)

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Price: \$385,000 Method: Private Sale Date: 08/11/2018

Rooms: 3

Property Type: House (Res) Land Size: 604 sqm approx

Agent Comments



41 Browns Pde WENDOUREE 3355 (REI/VG)

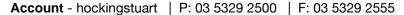
|---| 3 **|---** 1 **|**

Price: \$380,000 **Method:** Private Sale **Date:** 05/04/2019

Rooms: -

Property Type: House **Land Size:** 605 sqm approx

Agent Comments







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