

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

1/1236 Howitt St, Wendouree Vic 3355

Indicative selling price

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

Range between \$275,000

&

\$285,000

Median sale price

Median price \$235,750

House

Unit

X

Suburb or locality

Wendouree

Period - From 01/10/2016

to

30/09/2017

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	2/1352 Gregory St LAKE WENDOUREE 3350	\$308,000	28/07/2017
2	1/11 Symons St WENDOUREE 3355	\$265,000	27/04/2017
3	1/1112 Howitt St WENDOUREE 3355	\$255,000	31/03/2017

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.



2
 1
 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Set opposite the Howitt Street Shopping Centre, adjacent to Ballart Grammar and within walking distance to the Wendouree Railway Station, Stockland Wendouree and Lake Wendouree, this low maintenance townhouse has been tastefully renovated to encapsulate today's lifestyle. Light and bright, it boasts a large open plan living space with adjoining meals area and a timber kitchen with corner pantry and new stainless steel appliances.

Comparable Properties

2/1352 Gregory St LAKE WENDOUREE 3350 (VG)

Agent Comments

2
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Price: \$308,000

Method: Sale

Date: 28/07/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



1/11 Symons St WENDOUREE 3355 (REI/VG)

Agent Comments

2
 1
 1

Price: \$265,000

Method: Private Sale

Date: 27/04/2017

Rooms: 3

Property Type: House



1/1112 Howitt St WENDOUREE 3355 (REI/VG)

Agent Comments

2
 1
 1

Price: \$255,000

Method: Private Sale

Date: 31/03/2017

Rooms: -

Property Type: House