

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

Address	1/1236 Howitt St, Wendouree Vic 3355
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between \$275,000 & \$285,000	Range between	\$275,000	&	\$285,000
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Median sale price

Median price	\$235,750	Hou	se	Unit	Х	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.

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> Indicative Selling Price \$275,000 - \$285,000 **Median Unit Price**

Year ending September 2017: \$235,750



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)





Price: \$308.000 Method: Sale Date: 28/07/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

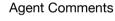
1/11 Symons St WENDOUREE 3355 (REI/VG)

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Agent Comments

Agent Comments



Price: \$265,000 Method: Private Sale Date: 27/04/2017

Rooms: 3

Property Type: House

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





Price: \$255,000 Method: Private Sale Date: 31/03/2017

Rooms: -

Property Type: House

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