

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

221 Dowling Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$330,000

&

\$360,000

Median sale price

Median price \$265,000

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/04/2017

to

31/03/2018

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	1119 Grevillea Rd WENDOUREE 3355	\$350,000	10/05/2018
2	21 Fisher St WENDOUREE 3355	\$350,000	26/07/2017
3	78 Marie Cr WENDOUREE 3355	\$345,000	26/06/2018

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.

Brooke Reynolds

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Indicative Selling Price

\$330,000 - \$360,000

Median House Price

Year ending March 2018: \$265,000



3 2 2

Rooms: 5**Property Type:** House (Previously Occupied - Detached)**Land Size:** 751 sqm approx

Agent Comments

Located close to shops and sporting facilities and walking distance to Lake Wendouree is this spacious 3 bedroom brick home offering opportunity for the investor, first home buyer or family. Featuring formal and informal living zones, updated kitchen with ample space for the dining table, contemporary ensuite with dual basins and updated spacious family bathroom. Additional features include gas heating, dishwasher, floorboards and good quality carpet. Externally there is a lock up garage plus carport, paved entertaining areas and a very secure and private yard.

Comparable Properties

**1119 Grevillea Rd WENDOUREE 3355 (VG)**

Agent Comments

3 - -

Price: \$350,000**Method:** Sale**Date:** 10/05/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 673 sqm approx**21 Fisher St WENDOUREE 3355 (REI/VG)**

Agent Comments

3 - -

Price: \$350,000**Method:** Private Sale**Date:** 26/07/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 785 sqm approx**78 Marie Cr WENDOUREE 3355 (REI)**

Agent Comments

3 2 2

Price: \$345,000**Method:** Private Sale**Date:** 26/06/2018**Rooms:** -**Property Type:** House**Land Size:** 690 sqm approx