

Brooke Reynolds 53292500 0407292506 breynolds@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										
A Including sul locality andpo	burb or	r								
Indicative sell	ing price									
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	yeen \$330,000		&		\$3	\$360,000				
Median sale price										
Median price	\$265,000	Ho	ouse	Х	Unit		Suburb or locality	Wendouree		
Period - From	01/04/201	7 to	31.	/03/2018		Source	REIV			

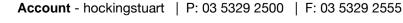
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







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## hockingstuart

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Indicative Selling Price \$330,000 - \$360,000 Median House Price Year ending March 2018: \$265,000



2 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)

**1** 3 **1** 

-

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)

**Price:** \$350,000 **Method:** Private Sale **Date:** 26/07/2017

Rooms: -

Property Type: House (Res) Land Size: 785 sqm approx Agent Comments

Agent Comments



78 Marie Cr WENDOUREE 3355 (REI)

**=** 3

**2** 2

**Price:** \$345,000 **Method:** Private Sale **Date:** 26/06/2018

Rooms: -

**Property Type:** House **Land Size:** 690 sqm approx

Agent Comments

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