## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 6 Chevron Court, Lake Wendouree Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$415,000		&		\$435,000			
Median sale p	rice							
Median price	\$435,500	Pro	operty Type	Unit			Suburb	Lake Wendouree
Period - From	09/10/2018	to	08/10/2019		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1405 Gregory St LAKE WENDOUREE 3350	\$451,000	13/04/2019
2	1/5 Park St WENDOUREE 3355	\$357,000	23/04/2018
3	1/14 Park St WENDOUREE 3355	\$354,000	19/02/2019

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 18 months.

This Statement of Information was prepared on:

09/10/2019 16:15





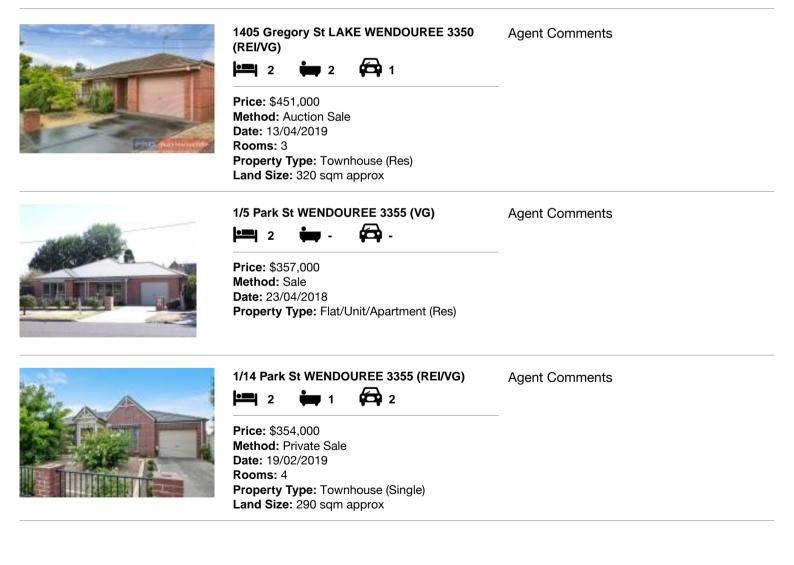




Rooms: 4 Property Type: Townhouse (Single) Land Size: 394 sqm approx Agent Comments Indicative Selling Price \$415,000 - \$435,000 Median Unit Price 09/10/2018 - 08/10/2019: \$435,500

Renovated, reestanding home in private court in prime location close to all facilities and within easy walking distance to Wendouree station, Lake, Stocklands, Howitt street shops, Grammar School, Aquatic centre and more. Beautiful rear garden with timber deck, 2 toilets, 2 large bedrooms, study nook, 2 car tandem garage and workshop. Immaculate home without a cent to spend.

# **Comparable Properties**



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propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.