

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

6 Chevron Court, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$415,000 & \$435,000

Median sale price

Median price \$435,500 Property Type Unit Suburb Lake Wendouree

Period - From 09/10/2018 to 08/10/2019 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 18 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	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



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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, restanding 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

**1405 Gregory St LAKE WENDOUREE 3350 (REI/VG)**

Agent Comments

2 2 1

Price: \$451,000**Method:** Auction Sale**Date:** 13/04/2019**Rooms:** 3**Property Type:** Townhouse (Res)**Land Size:** 320 sqm approx**1/5 Park St WENDOUREE 3355 (VG)**

Agent Comments

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Price: \$357,000**Method:** Sale**Date:** 23/04/2018**Property Type:** Flat/Unit/Apartment (Res)**1/14 Park St WENDOUREE 3355 (REI/VG)**

Agent Comments

2 1 2

Price: \$354,000**Method:** Private Sale**Date:** 19/02/2019**Rooms:** 4**Property Type:** Townhouse (Single)**Land Size:** 290 sqm approx