

## 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

1-3/6 Rowan Parade, Wendouree Vic 3355

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$480,000

#### Median sale price

Median price \$216,000 House Unit X Suburb or locality Wendouree

Period - From 01/10/2017 to 30/09/2018 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		
2		
3		

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.~~

1-3/6 Rowan Parade, Wendouree Vic 3355

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**Indicative Selling Price**

\$480,000

**Median Unit Price**

Year ending September 2018: \$216,000



 4  3  3

**Rooms: 5**

**Property Type:**

Agent Comments

Whether you're looking for a safe super fund investment, or love a positive rental return, this unit complex will excite the savvy investor. The low maintenance units all have leases in place, so the return starts from day one, with an appraised rental return of \$540 per week. Consisting of a 2 Bedroom Unit, along with 2 x 1 Bedroom Units, the stress free living they offer is always received well in the rental market, meaning you will never struggle to find a tenant. Located in the fast growing suburb of Wendouree, only minutes from major shopping centres, Wendouree train Station and

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