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Statement of Information

Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

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 andpostcode

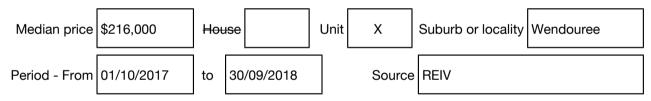
1-3/6 Rowan Parade, Wendouree Vic 3355

Indicative selling price

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

Single price \$480,000

Median sale price



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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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.

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propertydata

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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.

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Rooms: 5 Property Type: Agent Comments Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

Indicative Selling Price \$480,000 Median Unit Price Year ending September 2018: \$216,000

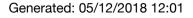
Whether you're looking for a safe super fund investment, or love a positive rental return, this unit complex will excite the savvy investor. The low maintenance units all have leases in place, so the return starts from day one, with an appraised rental return of \$540 per week. Consisting of a 2 Bedroom 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

Comparable Properties

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