

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

1012 Howitt Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$390,000 & \$410,000

Median sale price

Median price \$305,000 House ☒ Unit ☐ 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	30 Lake St WENDOUREE 3355	\$405,000	06/09/2017
2	842 Howitt St WENDOUREE 3355	\$400,000	09/07/2018
3	1118 Norman St WENDOUREE 3355	\$385,000	08/11/2018

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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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 904 sqm approx

Agent Comments

This 1950's art deco inspired brick residence has great potential for the opportune investor. On an expansive allotment of 855m², this lot is ripe for possible development (STCA) or is the perfect long term investment. Alternatively this property provides an ideal opportunity for the owner occupier with 3 bedrooms, separate living and sizeable sun room with northern orientation overlooking an expansive rear garden with a large colourbond garage.

Comparable Properties

**30 Lake St WENDOUREE 3355 (REI/VG)**

Agent Comments

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Price: \$405,000

Method: Private Sale

Date: 06/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 975 sqm approx

**842 Howitt St WENDOUREE 3355 (REI/VG)**

Agent Comments

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Price: \$400,000

Method: Private Sale

Date: 09/07/2018

Rooms: -

Property Type: House

**1118 Norman St WENDOUREE 3355 (REI/VG)**

Agent Comments

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Price: \$385,000

Method: Private Sale

Date: 08/11/2018

Rooms: 3

Property Type: House (Res)

Land Size: 604 sqm approx