hockingstuart

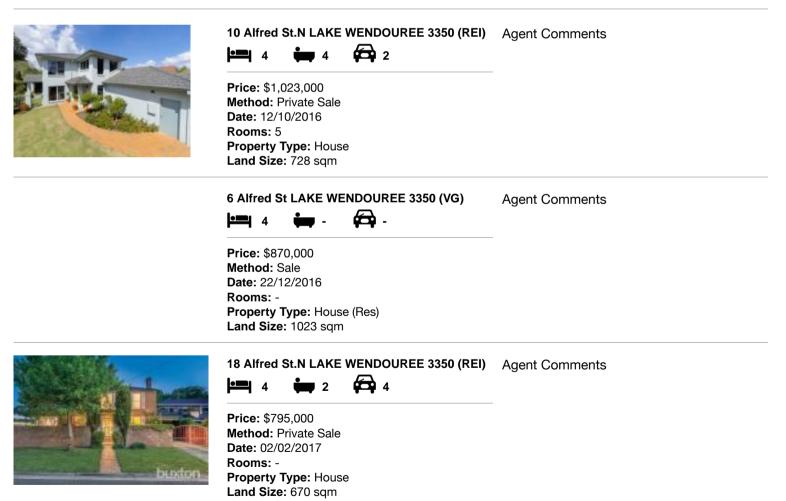


Rooms: 7 Property Type: Agent Comments Tim Valpied 5329 2500 0418 504 169 tvalpied@hockingstuart.com.au

Indicative Selling Price \$900,000 - \$950,000 Median House Price Year ending March 2017: \$660,000

Architecturally designed with an eighties edge, few properties can rival this location and lifestyle! Just 4 doors from Lake Wendouree and backing onto the shared parklands and tennis court facilities of 'Bishops Court' this much loved family home offers the best of lake and park-side living. With raked ceilings and large windows to take full advantage of the sunny aspect and provide an abundance of natural light, the home comprises 4 spacious bedrooms, including the master with built in robes and ensuite, together with a well-zoned study positioned away from the main living areas.

Comparable Properties



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propertydata

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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 andpostcode

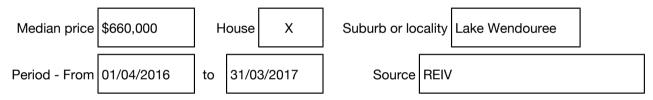
20 Alfred Street North, Lake Wendouree Vic 3350

Indicative selling price

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

| Range between | \$900,000 | & | \$950,000 | | |
|---------------|-----------|---|-----------|---|--|
| | | | | - | |

Median sale price



Comparable property sales

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 |
|------------------------------------|-------------|--------------|
| 10 Alfred St.N LAKE WENDOUREE 3350 | \$1,023,000 | 12/10/2016 |
| 6 Alfred St LAKE WENDOUREE 3350 | \$870,000 | 22/12/2016 |
| 18 Alfred St.N LAKE WENDOUREE 3350 | \$795,000 | 02/02/2017 |

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