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Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending March 2017: \$660,000



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Rooms: 7**Property Type:**

Agent Comments

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



10 Alfred St.N LAKE WENDOUREE 3350 (REI) Agent Comments

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Price: \$1,023,000**Method:** Private Sale**Date:** 12/10/2016**Rooms:** 5**Property Type:** House**Land Size:** 728 sqm

6 Alfred St LAKE WENDOUREE 3350 (VG) Agent Comments

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Price: \$870,000**Method:** Sale**Date:** 22/12/2016**Rooms:** -**Property Type:** House (Res)**Land Size:** 1023 sqm

18 Alfred St.N LAKE WENDOUREE 3350 (REI) Agent Comments

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Price: \$795,000**Method:** Private Sale**Date:** 02/02/2017**Rooms:** -**Property Type:** House**Land Size:** 670 sqm

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

20 Alfred Street North, Lake Wendouree Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$660,000

House

X

Suburb or locality

Lake Wendouree

Period - From

01/04/2016

to

31/03/2017

Source

REIV

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