Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 9 Iris Avenue, Wendouree Vic 3355

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$420,000		&		\$440,000			
Median sale p	rice							
Median price	\$326,000	Pro	operty Type	Hou	ISE		Suburb	Wendouree
Period - From	01/07/2018	to	30/06/2019)	So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	12 Elaine Av ALFREDTON 3350	\$446,200	31/10/2018
2	22 Lake St WENDOUREE 3355	\$430,000	13/06/2019
3	507 Norman St BALLARAT NORTH 3350	\$415,000	27/05/2019

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 18 months.

This Statement of Information was prepared on:

10/10/2019 13:03



hockingstuart





Rooms: 6 Property Type: House (Previously Occupied - Detached) Land Size: 638 sqm approx Agent Comments

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

> **Indicative Selling Price** \$420,000 - \$440,000 **Median House Price** Year ending June 2019: \$326,000

Impressive from start to finish, this sleek and sophisticated renovation has transformed this property into a very desirable family home. With its modern conveniences, superbly appointed Kitchen, stunning bathroom's, living and alfresco areas, perfectly complimented by its external shedding this property covers all bases. On entering the home, you are greeted by one of the more impressive master suites you will see in the suburb - Complimented with its own gas fireplace, Walk in Robe & modern ensuite, you will want to spend your day's there!

Comparable Properties

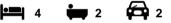


4 Price: \$446,200 Method: Private Sale

Date: 31/10/2018 Property Type: House (Res) Land Size: 746 sqm approx



22 Lake St WENDOUREE 3355 (REI/VG)





Price: \$430.000 Method: Private Sale Date: 13/06/2019 Rooms: 8 Property Type: House (Res) Land Size: 985 sqm approx

507 Norman St BALLARAT NORTH 3350 (VG) Agent Comments



Price: \$415,000 Method: Sale Date: 27/05/2019 Property Type: House (Res) Land Size: 766 sqm approx

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555



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.

Agent Comments

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