

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

157 Wendouree Parade, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$640,000

House

X

Unit

Suburb or locality

Lake 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		
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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Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending September 2018: \$640,000



 2  2  1

Rooms: 5

Property Type:

Agent Comments

Offered to the market for the first time since construction, this property presents a rare opportunity to secure a single level townhouse on Lake Wendouree. Boasting panoramic views, this north facing town residence combines privacy and security with a low maintenance lifestyle. This front town residence (which is one of only two) comprises 2 bedrooms, with ensuite to main, a spacious open plan living area encapsulating stunning lake views, an adjoining kitchen, second bedroom and bathroom, heating/cooling system in the living room and direct access from the remote single garage.

Comparable Properties

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