

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

16 Elliott Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between

\$775,000

&

\$825,000

Median sale price

Median price

\$775,000

Property Type

House

Suburb

Lake Wendouree

Period - From

01/07/2018

to

30/06/2019

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.~~

This Statement of Information was prepared on:

15/10/2019 11:58



 3  2  2

Rooms: 7

Property Type: House

Land Size: 504 sqm approx

Agent Comments

Solid as a rock, just four doors from Lake Wendouree and offered to the market for the first time, this much loved classic brick veneer home offers an unrivalled location and a comfortable life. Large windows take full advantage of the sunny aspect and provide an abundance of natural light. The established gardens form a lovely backdrop to the living zones which include formal and informal lounge and dining rooms and a modern kitchen with new oven and dishwasher. The three spacious bedrooms are well positioned close to the family bathroom and second bathroom.

Comparable Properties

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