

## 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

207/18-22 Wendouree Parade, Lake Wendouree Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000

&

\$550,000

#### Median sale price

Median price \$742,000

House

X

Unit

Suburb or locality

Lake Wendouree

Period - From 01/01/2017

to

31/12/2017

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	203/18-22 Wendouree Pde LAKE WENDOUREE 3350	\$500,000	07/10/2016
2	205/18-22 Wendouree Pde LAKE WENDOUREE 3350	\$495,000	27/03/2017
3	1B/18-22 Wendouree Pde LAKE WENDOUREE 3350	\$461,000	15/02/2017

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.

Tony Douglass

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**Indicative Selling Price**

\$520,000 - \$550,000

**Median House Price**

Year ending December 2017: \$742,000



3   -

**Rooms:****Property Type:** Apartment

Agent Comments

Situated on Level 2 of the Parade Apartment building, this superbly located apartment boasts panoramic lake vistas. With two bedrooms, both with ensuites, a separate powder room and a stunning kitchen with Miele appliances and stone finishes. The building offers a low maintenance lifestyle with security, video entry, lift access, complex gymnasium, two basement carparks and central heating/cooling. Note currently let @\$410 per week until 13 April 2017.

## Comparable Properties


**203/18-22 Wendouree Pde LAKE WENDOUREE 3350 (REI/VG)**

Agent Comments

2   2   2

**Price:** \$500,000**Method:** Private Sale**Date:** 07/10/2016**Rooms:** 4**Property Type:** Apartment
**205/18-22 Wendouree Pde LAKE WENDOUREE 3350 (REI)**

Agent Comments

3   2   -

**Price:** \$495,000**Method:** Private Sale**Date:** 27/03/2017**Rooms:** 4**Property Type:** Apartment
**1B/18-22 Wendouree Pde LAKE WENDOUREE 3350 (REI/VG)**

Agent Comments

2   2   3

**Price:** \$461,000**Method:** Private Sale**Date:** 15/02/2017**Rooms:** 3**Property Type:** Townhouse (Single)