

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

10 Grove Street, Lake Wendouree Vic 3350

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

Single price \$650,000

Median sale price

Median price \$690,000

House

X

Unit

Suburb or locality

Lake Wendouree

Period - From 01/01/2018

to

31/12/2018

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.



Rooms:

Property Type: Vacant land

Land Size: 478 sqm approx

Agent Comments

We are excited to offer this vacant allotment of prime land in a coveted position comprising of 478m² (approx.). A portion of the north side of the existing house is to be demolished to create this premium allotment and it is expected to be titled & ready to build on by mid-2019. All services will be available and a new boundary fence will be constructed as part of the subdivision.

Comparable Properties

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.