

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

18A Elliott St, Lake Wendouree Vic 3350

Indicative selling price

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

Single price \$880,000

Median sale price

Median price \$765,000 House ☒ Unit ☐ Suburb or locality Lake Wendouree

Period - From 01/10/2016 to 30/09/2017 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	4 Dowling St LAKE WENDOUREE 3350	\$870,000	31/03/2017
2	20 Talbot St.N BALLARAT CENTRAL 3350	\$815,000	24/05/2017
3	13 Grove St LAKE WENDOUREE 3350	\$765,000	26/05/2017

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.

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Indicative Selling Price

\$880,000

Median House Price

Year ending September 2017: \$765,000



3 2 2

Rooms:**Property Type:**

Agent Comments

Few properties can rival this location and lifestyle! Just five doors from Lake Wendouree, this brand new town residence offers the best of lake edge living. Boasting three generous bedrooms, including downstairs master bedroom with ensuite, upstairs study/retreat and featuring an impressive open plan living and dining zone with adjacent kitchen. Additional internal features include stone benchtops in the kitchen, quality fixtures and fittings, central heating and evaporative cooling.

Comparable Properties


4 Dowling St LAKE WENDOUREE 3350
 (REI/VG)

Agent Comments

3 - -

Price: \$870,000**Method:** Private Sale**Date:** 31/03/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 800 sqm approx
20 Talbot St.N BALLARAT CENTRAL 3350
 (REI)

Agent Comments

3 2 2

Price: \$815,000**Method:** Private Sale**Date:** 24/05/2017**Rooms:** -**Property Type:** House (Res)
13 Grove St LAKE WENDOUREE 3350
 (REI/VG)

Agent Comments

3 1 2

Price: \$765,000**Method:** Private Sale**Date:** 26/05/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 464 sqm approx