hockingstuart

Katie Hewitt 5329 2500 0400910102 khewitt@hockingstuart.com.au

Indicative Selling Price \$740,000 - \$780,000 Median House Price

Year ending March 2017: \$660,000





Rooms: 5

Property Type: House (Previously

Occupied - Detached) **Land Size:** 464 sqm
Agent Comments

Thoughtfully designed with space, storage and natural light only metres from our Lake's foreshore this stunning home is perfect for those looking to down-size and wanting to maximize their lifestyle at an enviable address. Stunning and spacious lounge with gas log fire with marble mantle, large and open kitchen/meals area with gas cooking, stone benchtops and an abundance of drawers and cupboard space. Formal lounge (or optional study/3rd bedroom), master bedroom with walk in robe and 2 way access to bathroom with walk in shower, vanity with stone finishes, and 2nd bedroom with BIR.

Comparable Properties



201/18-22 Wendouree Pde LAKE

WENDOUREE 3350 (REI)

Price: \$920,000 Method: Private Sale Date: 20/04/2017

Rooms: 4

Property Type: House

Agent Comments



23 Grove St LAKE WENDOUREE 3350

(REI/VG)

43 ݔ

€ 1

Price: \$720,000 Method: Private Sale Date: 22/11/2016

Rooms: 5

Property Type: House (Res) Land Size: 410 sqm Agent Comments

2/7 Parker St LAKE WENDOUREE 3350 (VG)

-- 2

-

€

Price: \$679,000 Method: Sale Date: 12/09/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





Generated: 10/05/2017 14:32



Katie Hewitt 5329 2500 0400910102 khewitt@hockingstuart.com.au

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	13 Grove Street, Lake Wendouree Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between \$740,000 & \$780,000	Range between	\$740,000	&	\$780,000
-------------------------------------	---------------	-----------	---	-----------

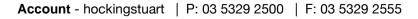
Median sale price

Median price	\$660,000	Н	ouse	Х	Suburb or lo	cality	Lake Wendouree	
Period - From	01/04/2016	to	31/03	3/2017	Source	REI	1	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
201/18-22 Wendouree Pde LAKE WENDOUREE 3350	\$920,000	20/04/2017
23 Grove St LAKE WENDOUREE 3350	\$720,000	22/11/2016
2/7 Parker St LAKE WENDOUREE 3350	\$679,000	12/09/2016







Generated: 10/05/2017 14:32