

Katie Hewitt

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**Indicative Selling Price**

\$740,000 - \$780,000

**Median House Price**

Year ending March 2017: \$660,000



3   1   1

**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)**

Agent Comments

3   2   2

**Price:** \$920,000**Method:** Private Sale**Date:** 20/04/2017**Rooms:** 4**Property Type:** House**23 Grove St LAKE WENDOUREE 3350 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$720,000**Method:** Private Sale**Date:** 22/11/2016**Rooms:** 5**Property Type:** House (Res)**Land Size:** 410 sqm**2/7 Parker St LAKE WENDOUREE 3350 (VG)**

Agent Comments

2   -   -

**Price:** \$679,000**Method:** Sale**Date:** 12/09/2016**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)

## 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

13 Grove Street, 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

\$740,000

&amp;

\$780,000

**Median sale price**

Median price

\$660,000

House

X

Suburb or locality

Lake Wendouree

Period - From

01/04/2016

to

31/03/2017

Source

REIV

**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