

## 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

253 Dowling Street, Wendouree Vic 3355

#### Indicative selling price

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

Range between \$370,000

&

\$405,000

#### Median sale price

Median price \$329,000

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/04/2018

to

31/03/2019

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	842 Howitt St WENDOUREE 3355	\$400,000	09/07/2018
2	14 Prefect St WENDOUREE 3355	\$370,000	05/03/2019
3	221 Dowling St WENDOUREE 3355	\$365,000	18/07/2018

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.

Dylan Thomson

5329 2500

0438 490 773

dthomson@hockingstuart.com.au

**Indicative Selling Price**

\$370,000 - \$405,000

**Median House Price**

Year ending March 2019: \$329,000



3   1   1

**Rooms:****Property Type:** House**Land Size:** 602 sqm approx

Agent Comments

This magnificent 4 bedroom home is a great mix of original features paired with modern design. Located just a short drive from Lake Wendouree, this home has been beautifully renovated and will suit a variety of buyers. Set behind the electric gates on a spacious allotment of 602m2, this property provides plenty of space for the kids to play while still offering a large family home and additional detached double garage.

## Comparable Properties

**842 Howitt St WENDOUREE 3355 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$400,000**Method:** Private Sale**Date:** 09/07/2018**Rooms:** -**Property Type:** House**Land Size:** 728 sqm approx**14 Prefect St WENDOUREE 3355 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$370,000**Method:** Private Sale**Date:** 05/03/2019**Rooms:** -**Property Type:** House**Land Size:** 613 sqm approx**221 Dowling St WENDOUREE 3355 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$365,000**Method:** Private Sale**Date:** 18/07/2018**Rooms:** -**Property Type:** House**Land Size:** 751 sqm approx