# hockingstuart

#### Statement of Information

Dylan Thomson 5329 2500 0438 490 773 dthomson@hockingstuart.com.au

## 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 andpostcode

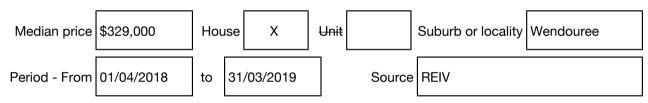
253 Dowling Street, Wendouree Vic 3355

#### Indicative selling price

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

Range between	\$370,000	&	\$405,000
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#### Median sale price



#### 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

### hockingstuart

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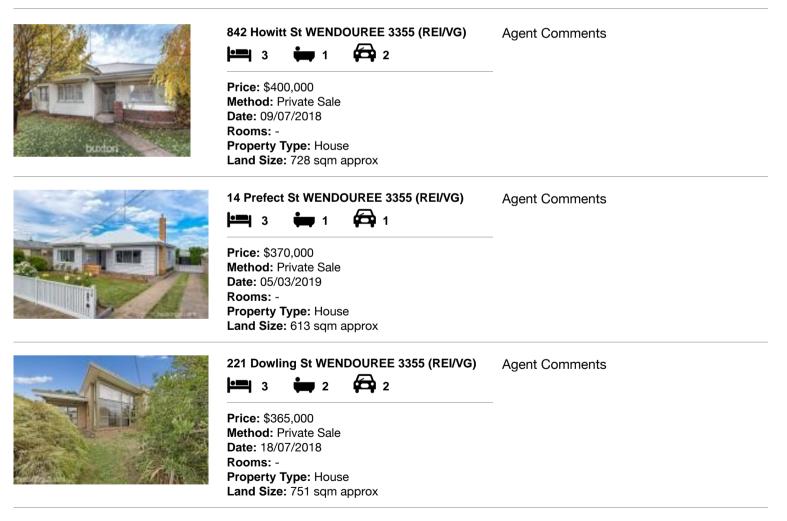


Rooms: Property Type: House Land Size: 602 sqm approx Agent Comments 5329 2500 0438 490 773 dthomson@hockingstuart.com.au

Indicative Selling Price \$370,000 - \$405,000 Median House Price Year ending March 2019: \$329,000

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**



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