

Steve McCulloch 03 53 292 525 0409 353 783 smcculloch@hockingstuart.com.au

Statement of Information

Period - From 01/04/2018

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	26 Brinkley Avenue, Wendouree Vic 3355				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$325,	\$355,000				
Median sale price					
Median price \$329,00	0 House X Unit Suburb or locality Wendouree				

Comparable property sales (*Delete A or B below as applicable)

31/03/2019

to

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.

Source REIV

Address of comparable property		Price	Date of sale
1	842 Howitt St WENDOUREE 3355	\$400,000	09/07/2018
2	26 Shelley St WENDOUREE 3355	\$341,000	21/11/2018
3	37 Brinkley Av WENDOUREE 3355	\$329,000	30/07/2018

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.

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





Generated: 29/05/2019 14:35

hockingstuart

Steve McCulloch 03 53 292 525 0409 353 783 smcculloch@hockingstuart.com.au

Indicative Selling Price \$325,000 - \$355,000 Median House Price Year ending March 2019: \$329,000





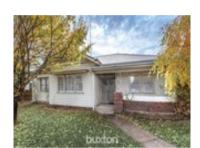
Rooms:

Property Type: House (Res) **Land Size:** 679 sqm approx

Agent Comments

Here is a great opportunity to purchase an appealing brick home with loads of character located in a quiet street only minutes to shopping centres, supermarkets, cafes, secondary and primary schools and just a short walk to Lake Wendouree. There are 3 good sized bedrooms all with BIRs, gas central heating and combustion wood heater, light filled spacious kitchen/dining room with separate lounge. Brand new floor coverings throughout and freshly painted. Central bathroom with 2nd toilet in the laundry.

Comparable Properties



842 Howitt St WENDOUREE 3355 (REI/VG)

3





Price: \$400,000 **Method:** Private Sale **Date:** 09/07/2018

Rooms: -

Property Type: House Land Size: 728 sqm approx

26 Shelley St WENDOUREE 3355 (REI/VG)

二 3





Agent Comments

Agent Comments

Price: \$341,000 Method: Private Sale Date: 21/11/2018

Rooms: 4

Property Type: House (Res) Land Size: 676 sqm approx



37 Brinkley Av WENDOUREE 3355 (REI/VG)

3





Price: \$329,000 **Method:** Private Sale **Date:** 30/07/2018

Rooms: 4

Property Type: House Land Size: 680 sqm approx Agent Comments

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





Generated: 29/05/2019 14:35