

## 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

4 Oddie 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 \$610,000 & \$640,000

#### Median sale price

Median price \$690,000 House X Unit Suburb or locality Lake Wendouree

Period - From 01/01/2018 to 31/12/2018 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	11 Ripon St.S BALLARAT CENTRAL 3350	\$650,000	27/10/2018
2	9a Durham St NEWINGTON 3350	\$635,000	08/12/2018
3	20 Junction St NEWINGTON 3350	\$625,000	26/04/2018

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.

Tony Douglass

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**Indicative Selling Price**

\$610,000 - \$640,000

**Median House Price**

Year ending December 2018: \$690,000


 3   
  1   
  0
**Rooms:****Property Type:** House (Res)**Land Size:** 301 sqm approx

Agent Comments

An exceptional Victorian residence which has been meticulously renovated to create an enviable low maintenance residence. Perfectly located off Drummond St, this home is set within close walking distance to the lake, hospitals and the CBD. The home comprises of three spacious bedrooms, stylish family bathroom, laundry with direct access and an additional WC. Soaring ceilings and stunning timber floors lead seamlessly through to the open plan kitchen, living and dining area which spills out to the north facing decked entertaining area and rear garden.

## Comparable Properties


**11 Ripon St.S BALLARAT CENTRAL 3350**  
 (REI/VG)

Agent Comments

 3   
  1   
  2
**Price:** \$650,000**Method:** Auction Sale**Date:** 27/10/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 532 sqm approx
**9a Durham St NEWINGTON 3350 (REI/VG)**

Agent Comments

 3   
  1   
  1
**Price:** \$635,000**Method:** Private Sale**Date:** 08/12/2018**Rooms:** -**Property Type:** House**Land Size:** 414 sqm approx
**20 Junction St NEWINGTON 3350 (REI/VG)**

Agent Comments

 3   
  2   
  3
**Price:** \$625,000**Method:** Private Sale**Date:** 26/04/2018**Rooms:** -**Property Type:** House**Land Size:** 576 sqm approx