

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

10 Dowling Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$655,000

&

\$685,000

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	9a Lexton St LAKE WENDOUREE 3350	\$770,000	28/11/2018
2	1324 Gregory St LAKE WENDOUREE 3350	\$722,000	22/02/2019
3	20 Lake St LAKE WENDOUREE 3350	\$690,000	05/07/2018

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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Indicative Selling Price

\$655,000 - \$685,000

Median House Price

Year ending December 2018: \$690,000



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Rooms:**Property Type:** House (Previously Occupied - Detached)**Land Size:** 596 sqm approx

Agent Comments

Literally doors from the Lake Wendouree foreshore, this gorgeous Californian Bungalow presents your opportunity to become a part of the Lake Wendouree lifestyle, the most sought after position in town. You are greeted by beautiful established gardens, an art deco inspired entrance & classic high ceilings. The large rooms generate a sense of comfort & space, whilst the sheer size under roof provides room for the whole family.

Comparable Properties

**9a Lexton St LAKE WENDOUREE 3350 (VG)**

Agent Comments

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Price: \$770,000**Method:** Sale**Date:** 28/11/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 581 sqm approx**1324 Gregory St LAKE WENDOUREE 3350 (REI)**

Agent Comments

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Price: \$722,000**Method:** Private Sale**Date:** 22/02/2019**Rooms:** 6**Property Type:** House**20 Lake St LAKE WENDOUREE 3350 (REI/VG)**

Agent Comments

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Price: \$690,000**Method:** Private Sale**Date:** 05/07/2018**Rooms:** -**Property Type:** House**Land Size:** 655 sqm approx