

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

Statement of Information

Period - From 01/01/2018

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		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	Х	Unit		Sub	ourb or locality	Lake Wendouree	

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

31/12/2018

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

Add	dress 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





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)

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)

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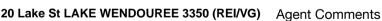


Price: \$722,000 Method: Private Sale Date: 22/02/2019 Rooms: 6

Property Type: House

















Rooms: -

4

Property Type: House Land Size: 655 sqm approx

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Agent Comments

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