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

110 Webster Street, Lake Wendouree Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,650,000		&		\$1,790,000			
Median sale p	rice							
Median price	\$760,000	Pro	operty Type	Hou	se		Suburb	Lake Wendouree
Period - From	16/09/2018	to	15/09/2019		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	205 Wendouree Pde LAKE WENDOUREE 3350	\$1,900,000	15/04/2019
2	137 Wendouree Pde LAKE WENDOUREE 3350	\$1,750,000	01/02/2019
3	212 Mill St LAKE WENDOUREE 3350	\$1,500,000	30/11/2018

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 18 months.

This Statement of Information was prepared on:

16/09/2019 10:50



110 Webster Street, Lake Wendouree Vic 3350







Property Type: House (Res) **Land Size:** 1082 sqm approx Agent Comments James Nicol 03 5331 3911 0499 844 499 jnicol@bigginscott.com.au

Indicative Selling Price \$1,650,000 - \$1,790,000 Median House Price 16/09/2018 - 15/09/2019: \$760,000

Comparable Properties





137 Wendouree Pde LAKE WENDOUREE 3350 Agent Comments (REI/VG)

205 Wendouree Pde LAKE WENDOUREE 3350 Agent Comments

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(REI)

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Price: \$1,900,000 Method: Private Sale Date: 15/04/2019 Property Type: House Land Size: 1612 sqm approx

Price: \$1,750,000 Method: Private Sale Date: 01/02/2019 Property Type: House Land Size: 1000 sqm approx



212 Mill St LAKE WENDOUREE 3350 (REI/VG) Agent Comments



Price: \$1,500,000 Method: Private Sale Date: 30/11/2018 Property Type: House Land Size: 476 sqm approx

Account - Biggin & Scott | P: 03 5331 3911



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.