

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

12 Waldemar Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$310,000

&

\$330,000

Median sale price

Median price

\$329,000

House

X

Unit

Suburb or locality

Wendouree

Period - From

01/04/2018

to

31/03/2019

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		
2		
3		

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

\$310,000 - \$330,000

Median House Price

Year ending March 2019: \$329,000



 3  1  1

Rooms:

Property Type: House

Land Size: 685 sqm approx

Agent Comments

Nestled along a quiet street in popular Wendouree is this fully renovated weatherboard home with potential to further subdivide (STCA). Open kitchen/meals area with electric cooking and dishwasher, spacious lounge room with gas log fire. Three decent sized bedrooms (one with BIR), modern bathroom with shower over bath, wall hung vanity and toilet plus large separate laundry with ample storage and access to the rear yard.

Comparable Properties

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