# hockingstuart

### Statement of Information

Katie Hewitt 5329 2500 0400910102 khewitt@hockingstuart.com.au

## 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

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
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#### Median sale price

Median price	\$329,000	Hou	ise 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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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propertydata

#### Generated: 09/07/2019 11:08

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.

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Rooms: Property Type: House Land Size: 685 sqm approx Agent Comments 0400910102 khewitt@hockingstuart.com.au Indicative Selling Price

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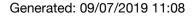
\$310,000 - \$330,000 Median House Price Year ending March 2019: \$329,000

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 loungeroom 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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