

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

117 Webster Street, Lake Wendouree Vic 3350

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$742,000 House Unit Suburb or locality Lake Wendouree

Period - From 01/01/2017 to 31/12/2017 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	1704 Sturt St LAKE WENDOUREE 3350	\$1,250,000	19/05/2017
2	133 Webster St LAKE WENDOUREE 3350	\$1,200,000	23/05/2017
3	9 Colpin Av LAKE WENDOUREE 3350	\$1,160,000	10/04/2017

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.

Tony Douglass

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Indicative Selling Price

\$1,250,000

Median House Price

Year ending December 2017: \$742,000


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  3
  3
Rooms:**Property Type:** Retail - Mixed Use
(Unspecified)**Land Size:** 1214 sqm approx

Agent Comments

This iconic home exudes the character and charm of the Federation era and is steeped in history. The home consists of four bedrooms including the lovely master with built-in fire place, lead light windows, walk-in-robe and modern ensuite. The second bedroom also features a built-in fireplace and ensuite.

Comparable Properties

**1704 Sturt St LAKE WENDOUREE 3350**
(REI/VG)

Agent Comments

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Price: \$1,250,000**Method:** Private Sale**Date:** 19/05/2017**Rooms:** 7**Property Type:** House (Res)**Land Size:** 834 sqm approx**133 Webster St LAKE WENDOUREE 3350**
(REI/VG)

Agent Comments

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  2
  1
Price: \$1,200,000**Method:** Private Sale**Date:** 23/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 920 sqm approx**9 Colpin Av LAKE WENDOUREE 3350 (REI/VG)** Agent Comments
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  2
  2
Price: \$1,160,000**Method:** Private Sale**Date:** 10/04/2017**Rooms:** 6**Property Type:** House**Land Size:** 612 sqm approx