

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 102/18-22 Wendouree Parade, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$590,000 & \$625,000

Median sale price

Median price \$765,000 House X Unit Suburb or locality Lake Wendouree

Period - From 01/10/2016 to 30/09/2017 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		
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.



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$590,000 - \$625,000
Median House Price
Year ending September 2017: \$765,000

Located within the impressive 'The Parade' complex is this sensational first level apartment, complete with postcard views, it is close to several cafes and offers abundant restaurant choices all within walking distance. The free-flowing floor plan epitomises refined open plan living making it an ideal place to live. The apartment boasts 2 bedrooms plus study nook equipped with an elegant main bathroom and ensuite both with stone finishes, ducted heating/cooling throughout, video intercom, two underground and secure car parks, and a separate laundry.

Comparable Properties

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