hockingstuart

Jamie Gepp 0459 201 710 jgepp@hockingstuart.com.au

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 andpostcode

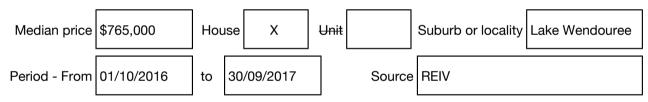
SS	102/18-22 Wendouree Parade, Lake Wendouree Vic 3350
or	
de	

Indicative selling price

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

Range between	\$590,000	&	\$625,000
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Median sale price



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^{*} 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

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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.

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

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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

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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