

Brooke Reynolds

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Indicative Selling Price

\$195,000 - \$205,000

Median Unit Price

Year ending March 2017: \$317,250



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Rooms:**Property Type:** Unit

Agent Comments

Located in a quiet complex close to the Wendouree Bowling Club, shops and public transport this well-appointed brick unit offers an outstanding opportunity for first home buyers, retirees and investors alike. Consisting of two spacious bedrooms both with built in robes, generous size open plan living area, gas heating, split system cooling, low maintenance gardens, single carport and storage shed. This unit has the addition of a private courtyard with plenty of room for an outdoor setting and barbeque and boasts solar panels covering most of your electricity bill.

Comparable Properties

**2/416 Forest St WENDOUREE 3355 (REI/VG)**

Agent Comments

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Price: \$203,000**Method:** Private Sale**Date:** 11/08/2016**Rooms:** 3**Property Type:** House**1/1014 Howitt St WENDOUREE 3355 (VG)**

Agent Comments

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Price: \$200,000**Method:** Sale**Date:** 20/06/2016**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**4/15 Webbcona Pde WENDOUREE 3355 (REI)**

Agent Comments

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Price: \$170,000**Method:** Private Sale**Date:** 29/05/2017**Rooms:** -**Property Type:** House (Res)

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 3/15 Webbcona Parade, Wendouree Vic 3355

Indicative selling price

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

Range between \$195,000

&

\$205,000

Median sale price

Median price \$317,250

Unit X

Suburb or locality Wendouree

Period - From 01/04/2016

to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/416 Forest St WENDOUREE 3355	\$203,000	11/08/2016
1/1014 Howitt St WENDOUREE 3355	\$200,000	20/06/2016
4/15 Webbcona Pde WENDOUREE 3355	\$170,000	29/05/2017