hockingstuart

Brooke Reynolds 53292500 0407292506 breynolds@hockingstuart.com.au

Indicative Selling Price \$195,000 - \$205,000 **Median Unit Price** Year ending March 2017: \$317,250





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)

Price: \$203,000 Method: Private Sale Date: 11/08/2016 Rooms: 3

Property Type: House

Agent Comments



1/1014 Howitt St WENDOUREE 3355 (VG)

Price: \$200.000 Method: Sale Date: 20/06/2016

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



4/15 Webbcona Pde WENDOUREE 3355 (REI)

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Price: \$170,000 Method: Private Sale Date: 29/05/2017

Rooms: -

Property Type: House (Res)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pro	perty	offered	for	sale
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Address	3/15 Webbcona Parade, Wendouree Vic 3355
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$195.000	&	\$205,000
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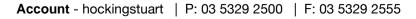
Median sale price

Median price	\$317,250		Unit X	Suburb or lo	cality	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







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