

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$722,000

House

X

Unit

Suburb or locality

Lake Wendouree

Period - From

01/07/2016

to

30/06/2017

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	1308 Mair St LAKE WENDOUREE 3350	\$1,462,500	26/10/2016
2	113 Webster St LAKE WENDOUREE 3350	\$1,360,000	21/02/2017
3	133 Webster St LAKE WENDOUREE 3350	\$1,200,000	23/05/2017

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.~~



 4
  3
  3

Rooms:

Property Type: Retail - Mixed Use
(Unspecified)

Land Size: 1214 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending June 2017: \$722,000

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. The formal lounge and stately dining rooms feature white marble fireplaces, feature lead light bay windows and ornate skirting and cornice work. The Jarrah kitchen is timelessly elegant featuring granite benchtops and European appliances.

Comparable Properties



1308 Mair St LAKE WENDOUREE 3350
(REI/VG)

Agent Comments

 5
  2
  4

Price: \$1,462,500

Method: Private Sale

Date: 26/10/2016

Rooms: -

Property Type: House

Land Size: 1106 sqm approx



113 Webster St LAKE WENDOUREE 3350 (REI) Agent Comments

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Price: \$1,360,000

Method: Private Sale

Date: 21/02/2017

Rooms: -

Property Type: Land (Res)



133 Webster St LAKE WENDOUREE 3350 (REI) Agent Comments

 4
  2
  1

Price: \$1,200,000

Method: Private Sale

Date: 23/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 920 sqm approx