# hockingstuart

Tim Valpied 5329 2500 0418 504 169

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Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

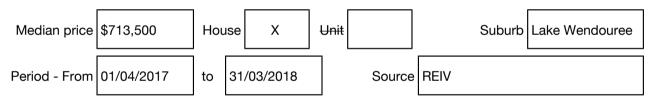
302/18-22 Wendouree Parade, Lake Wendouree Vic 3350

### Indicative selling price

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

 Range between
 \$1,825,000
 &
 \$1,850,000

#### Median sale price



#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six 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.



## 302/18-22 Wendouree Parade, Lake Wendouree Vic 3350

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Rooms: 6 Property Type: Penthouse (Res) Agent Comments Tim Valpied 5329 2500 0418 504 169 tvalpied@hockingstuart.com.au

Indicative Selling Price \$1,825,000 - \$1,850,000 Median House Price Year ending March 2018: \$713,500

Uninterrupted views of Lake Wendouree & beyond capturing breathe taking scenery of this magnificent historic city spanning from Mt.Buninyong in the south to the Pyrenees in the North. The ultimate in class & sophistication this exemplary property is guaranteed to overwhelm the most fastidious & discerning buyers. A unique lifestyle awaits, from the grand formal entrance this property is without question one of Ballarat's finest. Upon entry you will be overwhelmed by the outlook.

# **Comparable Properties**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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