

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



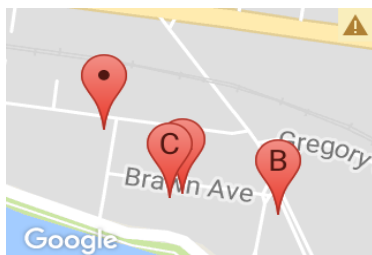
15 MARTIN AVENUE, LAKE WENDOUREE,  **3**  **2**  **2**

Indicative Selling Price

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

Single Price: **\$610,000**

MEDIAN SALE PRICE



LAKE WENDOUREE, VIC, 3350

Suburb Median Sale Price (House)

\$746,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



9 BRAWN AVE, LAKE WENDOUREE, VIC 3350  **3**  **2**  **4**

Sale Price

\$685,000

Sale Date: 30/01/2018

Distance from Property: 172m



12 HADDON ST, LAKE WENDOUREE, VIC 3350  **3**  **1**  **1**

Sale Price

\$501,500

Sale Date: 27/10/2017

Distance from Property: 324m



11 BRAWN AVE, LAKE WENDOUREE, VIC 3350  **2**  **1**  **2**

Sale Price

\$544,000

Sale Date: 13/02/2017

Distance from Property: 164m



This report has been compiled on 09/05/2018 by Bartrop Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 MARTIN AVENUE, LAKE WENDOUREE, VIC 3350

Indicative selling price

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

Single Price:

\$610,000

Median sale price

Median price

\$746,000

House

X

Unit


Suburb

LAKE WENDOUREE

Period

01 April 2017 to 31 March 2018

Source



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
9 BRAWN AVE, LAKE WENDOUREE, VIC 3350	\$685,000	30/01/2018
12 HADDON ST, LAKE WENDOUREE, VIC 3350	\$501,500	27/10/2017
11 BRAWN AVE, LAKE WENDOUREE, VIC 3350	\$544,000	13/02/2017