

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

71 Grandview Grove, Wendouree Vic 3355

Indicative selling price

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

Range between \$525,000 & \$539,950

Median sale price

Median price \$473,600 Property Type House Suburb Wendouree

Period - From 01/01/2022 to 31/03/2022 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 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
1	5 Rugby St WENDOUREE 3355	\$538,000	01/10/2021
2	25 Malmesbury St WENDOUREE 3355	\$536,000	30/11/2021
3	10 Marilyn St WENDOUREE 3355	\$535,000	08/02/2022

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 18 months.~~

This Statement of Information was prepared on: 29/04/2022 13:34

71 Grandview Grove, Wendouree Vic 3355



Phil Petrie

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Indicative Selling Price

\$525,000 - \$539,950

Median House Price

March quarter 2022: \$473,600



3 1 4

Property Type: House

Land Size: 589 sqm approx

Agent Comments

Comparable Properties



5 Rugby St WENDOUREE 3355 (VG)

Agent Comments

3 - -

Price: \$538,000

Method: Sale

Date: 01/10/2021

Property Type: House (Res)

Land Size: 622 sqm approx



25 Malmesbury St WENDOUREE 3355 (VG)

Agent Comments

3 - -

Price: \$536,000

Method: Sale

Date: 30/11/2021

Property Type: House (Res)

Land Size: 602 sqm approx



10 Marilyn St WENDOUREE 3355 (VG)

Agent Comments

3 - -

Price: \$535,000

Method: Sale

Date: 08/02/2022

Property Type: House (Res)

Land Size: 700 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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