

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

79 Grandview Grove, Wendouree Vic 3355

Indicative selling price

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

Range between

\$345,000

&

\$355,000

Median sale price*

Median price

Property Type

Suburb

Wendouree

Period - From

to

Source

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	390 Forest St WENDOUREE 3355	\$388,000	11/12/2019
2	48 Grandview Gr WENDOUREE 3355	\$362,000	06/08/2019
3	110 Grandview Gr WENDOUREE 3355	\$349,500	04/12/2018

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:

17/12/2019 13:35

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: House (Previously Occupied - Detached)

Land Size: 587 sqm approx

Agent Comments

Comparable Properties



390 Forest St WENDOUREE 3355 (REI)

Agent Comments



Price: \$388,000

Method: Private Sale

Date: 11/12/2019

Rooms: 6

Property Type: House (Res)



48 Grandview Gr WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$362,000

Method: Private Sale

Date: 06/08/2019

Property Type: House

Land Size: 954 sqm approx



110 Grandview Gr WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$349,500

Method: Private Sale

Date: 04/12/2018

Property Type: House

Land Size: 733 sqm approx