

# 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 1123 Grevillea Road, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$315,000 & \$345,000

### Median sale price

Median price \$364,500

Property type House

Suburb Wendouree

Period - From 01/05/2020

to

30/04/2021

Source CoreLogic

### Comparable property sales

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
1153 Grevillea Road, Wendouree Vic 3355	\$360,000	09/03/2021
37 Grandview Grove, Wendouree Vic 3355	\$335,000	24/02/2021
345 Gillies Street North, Wendouree Vic 3355	\$330,000	27/04/2021

This Statement of Information was prepared on: 07/05/2021