



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price

\$320,000 - \$330,000

Median House Price

March quarter 2017: \$240,000

Comparable Properties



28 Pauls Cr WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 07/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 736 sqm approx



15 Prefect St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 11/08/2015

Rooms: 7

Property Type: House (Res)

Land Size: 618 sqm approx



17 Edgar St WENDOUREE 3355 (REI)

Agent Comments



Price: \$302,500

Method: Private Sale

Date: 04/04/2017

Rooms: 5

Property Type: House

Land Size: 719 sqm approx

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

22 Grammar Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$320,000 & \$330,000

Median sale price

Median price \$240,000 House X Suburb or locality Wendouree

Period - From 01/01/2017 to 31/03/2017 Source REIV

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
28 Pauls Cr WENDOUREE 3355	\$310,000	07/12/2016
15 Prefect St WENDOUREE 3355	\$310,000	11/08/2015
17 Edgar St WENDOUREE 3355	\$302,500	04/04/2017