

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 or
locality and postcode

1155 Grevilla Road, Wendouree 3355

Indicative selling price

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

Single price \$* or range between \$240,000 & \$260,000

Median sale price

Median price \$249,000 *House ☒ *Unit ☐ Suburb or locality Wendouree

Period - From 11/09/2016 to 11/09/2017 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
1 Baldwin Street, Wendouree 3355	\$245,000	10/04/2017
2 Baldwin Street, Wendouree 3355	\$260,000	12/09/2017
6 Romney Street, Wendouree 3355	\$250,000	13/04/2017