# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	1156 Grevillea Road, Wendouree Vic 3355
Including suburb or	
locality and postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$329,000	Pro	perty Type	House		Suburb	Wendouree
Period - From	01/01/2019	to	31/12/2019		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	14 College St WENDOUREE 3355	\$400,000	04/02/2020
2	358 Forest St WENDOUREE 3355	\$395,000	15/03/2020
3	5 Shaw Av WENDOUREE 3355	\$392,000	08/09/2019

#### 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:	27/03/2020 10:57





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**Indicative Selling Price** \$379,000 - \$399,000 **Median House Price** Year ending December 2019: \$329,000





Property Type: House (Previously

Occupied - Detached) Land Size: 702 sqm approx

Agent Comments

# Comparable Properties



14 College St WENDOUREE 3355 (REI/VG)

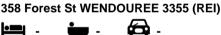
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Price: \$400,000 Method: Sale by Tender Date: 04/02/2020 Property Type: House Land Size: 608 sqm approx





Price: \$395,000 Method: Private Sale Date: 15/03/2020

Property Type: House (Res)

Agent Comments





5 Shaw Av WENDOUREE 3355 (REI/VG)

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Price: \$392,000 Method: Private Sale Date: 08/09/2019 Rooms: 4

Property Type: House (Res) Land Size: 613 sqm approx

**Agent Comments** 

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