

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

37 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

\$350,000

Property Type

House

Suburb

Wendouree

Period - From

01/10/2020

to

31/12/2020

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 | 34 Grandview Gr WENDOUREE 3355 | \$382,100 | 23/11/2020 |
| 2 | 39 Hastings St WENDOUREE 3355 | \$366,000 | 08/01/2021 |
| 3 | 4 Manneville St WENDOUREE 3355 | \$351,000 | 30/01/2021 |

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:

17/02/2021 07:59



Property Type: House (Previously Occupied - Detached)

Land Size: 689 sqm approx

Agent Comments

Comparable Properties



34 Grandview Gr WENDOUREE 3355 (VG)

Agent Comments



Price: \$382,100

Method: Sale

Date: 23/11/2020

Property Type: House (Res)

Land Size: 631 sqm approx



39 Hastings St WENDOUREE 3355 (REI)

Agent Comments



Price: \$366,000

Method: Private Sale

Date: 08/01/2021

Property Type: House

Land Size: 596 sqm approx



4 Manneville St WENDOUREE 3355 (REI)

Agent Comments



Price: \$351,000

Method: Private Sale

Date: 30/01/2021

Property Type: House