

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

36 Grandview Grove, Wendouree, VIC 3355

Indicative selling price

\$ 310,000 - \$330,000

Range between

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

Median sale price

Median price
\$ 335,000

House

*Delete house or unit as applicable

Suburb
WENDOUREE

Period from
14/02/2018

Period to
14/08/2019

Source
CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



2 GLASGOW STREET
WENDOUREE

3 1 2

Private Treaty \$310,000
Date Sold 21/05/2019
Land 735 sqm



35 CAMBRIDGE STREET
WENDOUREE

3 1 2

Normal Sale \$338,000
Date Sold 19/11/2018
Land 607 sqm



1006 GREVILLEA ROAD
WENDOUREE

3 1 2

Normal Sale \$320,000
Date Sold 08/08/2018
Land 647 sqm

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