

# 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

72 Grandview Grove, Wendouree 3355
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$300,000 & \$330,000

### Median sale price

Median price \$327,000 Property type House Suburb Wendouree

Period - From 01/09/2018 to 31/08/2019 Source CoreLogic

### 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
27 Yvonne Street, Wendouree 3355	\$330,000	15/06/2019
36 Grandview Grove, Wendouree 3355	\$328,000	23/08/2019
57 Pauls Crescent, Wendouree 3355	\$315,000	29/05/2019

This Statement of Information was prepared on: 09/10/2019