

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

14 Grammar Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$295,000 & \$315,000

Median sale price

Median price \$330,000 House ☒ Unit ☐ Suburb or locality Wendouree

Period - From 01/07/2018 to 30/09/2018 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 eighteen 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	832 Howitt St WENDOUREE 3355	\$315,000	05/12/2017
2	2 Shelley St WENDOUREE 3355	\$305,000	01/02/2018
3	413 Forest St WENDOUREE 3355	\$295,000	17/04/2018

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 eighteen months.



Rooms:

Property Type: House (Res)

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



832 Howitt St WENDOUREE 3355 (VG)

Agent Comments



Price: \$315,000

Method: Sale

Date: 05/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 659 sqm approx



2 Shelley St WENDOUREE 3355 (REI)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 01/02/2018

Rooms: -

Property Type: House

Land Size: 660 sqm approx

413 Forest St WENDOUREE 3355 (VG)

Agent Comments



Price: \$295,000

Method: Sale

Date: 17/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 602 sqm approx