



## Statement Of Information

### Address of property offered for sale

78-80 Grandview Grove

### Suburb

Wendouree

### Post code

3355

### 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

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#### Lower

\$ 355,000.00

#### Upper

\$ \$385,000.00

\*or a range between

&

### Comparable property sales (\*Delete A or B as applicable)

These are three properties sold within 5km of the property for sale in the last 18 months that we consider to be most comparable to the property for sale.

A*	Address of comparable property 1	Sale Price	Date of Sale
	57 Rowan Parade, Wendouree	\$ 370,000.00	21.03.2017
	Address of comparable property 2	Sale Price	Date of Sale
	31 Rowan Parade, Wendouree	\$ 355,000.00	04.03.2017
	Address of comparable property 3	Sale Price	Date of Sale
	18 Bogart Drive, Wendouree	\$ 355,000.00	20.09.2016

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.

### Median sale price (\*Delete House or Unit as applicable)

Median Price	*House	*Unit	in the Suburb or locality of:	Location
\$ 247,000.00	for a	X	Wendouree	
		(Tick)		
From (date)	To (date)	Source		
Period 01.05.2016	to 01.07.2017	realestate.com.au		