

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/1133 Grevillea Road, Wendouree Vic 3355

Indicative selling price

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

Range between \$370,000 & \$395,000

Median sale price

Median price \$350,000 Property Type Unit Suburb Wendouree

Period - From 01/07/2021 to 30/09/2021 Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	6/395 Forest St WENDOUREE 3355	\$410,000	05/07/2021
2	2/16 Edwards Cr WENDOUREE 3355	\$350,000	28/08/2021
3	2/416 Forest St WENDOUREE 3355	\$350,000	17/08/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/12/2021 14:56



2 1 1

Rooms: 3
Property Type: Unit
Land Size: 361 sqm approx

Agent Comments

Superb property in handy location close to Stocklands, Wendouree train station, Howitt st shopping and Grammar School. 2 very spacious bedrooms, large living, single garage. Corner block (361sqm) with dual street frontage and lovely gardens

Indicative Selling Price

\$370,000 - \$395,000

Median Unit Price

September quarter 2021: \$350,000

Comparable Properties



6/395 Forest St WENDOUREE 3355 (REI/VG)

Agent Comments

2 2 1

Price: \$410,000
Method: Private Sale
Date: 05/07/2021
Property Type: Unit



2/16 Edwards Cr WENDOUREE 3355 (REI/VG)

Agent Comments

2 1 1

Price: \$350,000
Method: Private Sale
Date: 28/08/2021
Rooms: 5
Property Type: Townhouse (Res)



2/416 Forest St WENDOUREE 3355 (REI/VG)

Agent Comments

2 1 1

Price: \$350,000
Method: Private Sale
Date: 17/08/2021
Property Type: Unit