

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

3/1162 Grevillea Road, Wendouree Vic 3355

Indicative selling price

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

Range between \$175,000 & \$190,000

Median sale price

Median price \$227,000

Property Type Unit

Suburb Wendouree

Period - From 02/10/2018

to 01/10/2019

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 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
1	2/1 Ivanhoe St WENDOUREE 3355	\$219,000	27/08/2019
2	3/1046 Norman St WENDOUREE 3355	\$185,000	21/08/2018
3	3/15 Aquila Ct BALLARAT NORTH 3350	\$160,000	10/09/2019

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.~~

This Statement of Information was prepared on:

02/10/2019 14:15

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Indicative Selling Price

\$175,000 - \$190,000

Median Unit Price

02/10/2018 - 01/10/2019: \$227,000



1 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties



2/1 Ivanhoe St WENDOUREE 3355 (REI)

Agent Comments

2 1 1

Price: \$219,000

Method: Private Sale

Date: 27/08/2019

Rooms: 5

Property Type: Unit



3/1046 Norman St WENDOUREE 3355 (REI/VG) Agent Comments

1 1 1

Price: \$185,000

Method: Private Sale

Date: 21/08/2018

Rooms: 1

Property Type: Unit

3/15 Aquila Ct BALLARAT NORTH 3350 (REI)

Agent Comments

1 1 1

Price: \$160,000

Method: Private Sale

Date: 10/09/2019

Property Type: Flat/Unit/Apartment (Res)