

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

1274 Grevillea Road, Wendouree Vic 3355

Indicative selling price

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

Single price

\$325,000

Median sale price

Median price

\$470,000

Property Type

House

Suburb

Wendouree

Period - From

01/04/2022

to

31/03/2023

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	74 Marigold St WENDOUREE 3355	\$332,000	04/08/2022
2	29 College St WENDOUREE 3355	\$330,000	29/01/2023
3	1208 Grevillea Rd WENDOUREE 3355	\$330,000	02/08/2022

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:

20/04/2023 10:11

1274 Grevillea Road, Wendouree Vic 3355



Scott Petrie
03 53 334 322
0418 503 764

scott@trevorpetrie.com.au

Indicative Selling Price
\$325,000

Median House Price
Year ending March 2023: \$470,000



4 1 3

Rooms: 6
Property Type: Residence
Land Size: 603 sqm approx
Agent Comments

Comparable Properties



74 Marigold St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 -

Price: \$332,000
Method: Private Sale
Date: 04/08/2022
Property Type: House
Land Size: 603 sqm approx



29 College St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 1

Price: \$330,000
Method: Private Sale
Date: 29/01/2023
Property Type: House (Res)
Land Size: 608 sqm approx

1208 Grevillea Rd WENDOUREE 3355 (VG)

Agent Comments

4 - -

Price: \$330,000
Method: Sale
Date: 02/08/2022
Property Type: House (Res)
Land Size: 699 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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