

## 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

1130 Grevillea Road, Wendouree Vic 3355

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$270,000 & \$285,000

#### Median sale price

Median price \$255,000 House X Unit Suburb or locality Wendouree

Period - From 01/01/2017 to 31/12/2017 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	37 Browns Pde WENDOUREE 3355	\$290,000	10/01/2018
2	1058 Norman St WENDOUREE 3355	\$273,000	03/10/2017
3	5 Malmesbury St WENDOUREE 3355	\$269,000	20/08/2017

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.



3   
 1   
 2

**Rooms:** 4**Property Type:** House (Previously Occupied - Detached)**Land Size:** 585 sqm approx

Agent Comments

Only a short walk to Stockland Wendouree and Ballarat Grammar, this solid brick veneer home enjoys the convenience of low maintenance living with room to move. Consisting of 3 good sized bedrooms (BIR's), bright light filled kitchen and meals area positioned directly adjacent from the spacious living, with gas log fire and split system a/c, plus gas central heating throughout. Beautiful established gardens show that it has been meticulously looked after and is ready for you to call it home. The rear shedding is an added bonus, providing the perfect man cave opportunity.

## Comparable Properties

**37 Browns Pde WENDOUREE 3355 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$290,000**Method:** Private Sale**Date:** 10/01/2018**Rooms:** -**Property Type:** House (Res)**1058 Norman St WENDOUREE 3355 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$273,000**Method:** Private Sale**Date:** 03/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 613 sqm approx**5 Malmesbury St WENDOUREE 3355 (REI/VG)**

Agent Comments

3   
 1   
 3

**Price:** \$269,000**Method:** Private Sale**Date:** 20/08/2017**Rooms:** -**Property Type:** House**Land Size:** 600 sqm approx