

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

73 Grandview Grove, Wendouree Vic 3355

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$295,000

&

\$320,000

Median sale price

Median price \$246,250

House

X

Unit

Suburb or locality

Wendouree

Period - From 01/07/2016

to

30/06/2017

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 | 1 Freeman St WENDOUREE 3355 | \$313,750 | 13/07/2016 |
| 2 | 12 Orama Av WENDOUREE 3355 | \$310,000 | 24/03/2016 |
| 3 | 18 Harold St WENDOUREE 3355 | \$290,000 | 02/04/2017 |

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.



Rooms:

Property Type: House (Res)

Land Size: 587 sqm approx

Agent Comments

Boasting a wonderful floorplan and offering buyers a great opportunity to purchase a home located in an excellent position in Wendouree. With brand new floor coverings, window furnishings and fresh paint throughout there is no doubting that Grandview Grove represents great value. As an added bonus there is ducted gas central heating throughout plus split system air conditioning for your comfort. Master bedroom includes ensuite and walk in robe while remaining bedrooms boast built in robes and are generous in size. With an updated kitchen and a massive light filled open plan living.

Comparable Properties



1 Freeman St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$313,750

Method: Private Sale

Date: 13/07/2016

Rooms: 4

Property Type: House (Res)

Land Size: 964 sqm approx



12 Orama Av WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 24/03/2016

Rooms: 4

Property Type: House (Res)

Land Size: 656 sqm approx



18 Harold St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$290,000

Method: Private Sale

Date: 02/04/2017

Rooms: 4

Property Type: House

Land Size: 557 sqm approx